STAND. COM. REP. NO. 356

Honolulu, Hawaii

FEB 1 4 2019

S.B. No. 1339 RE: S.D. 1

Honorable Ronald D. Kouchi President of the Senate Thirtieth State Legislature Regular Session of 2019 State of Hawaii

Sir:

Your Committee on Water and Land, to which was referred S.B. No. 1339 entitled:

"A BILL FOR AN ACT RELATING TO REAL PROPERTY TRANSACTIONS,"

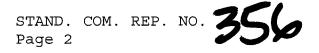
begs leave to report as follows:

The purpose and intent of this measure is to require a vulnerable coastal property purchaser statement with the sale or transfer of vulnerable coastal real property.

Your Committee received testimony in support of this measure from the Department of Land and Natural Resources, Sierra Club of Hawai'i, and thirteen individuals. Your Committee received comments on this measure from the Office of Planning and Chamber of Commerce Hawaii.

Your Committee finds that coastal property is often vulnerable to hazards, such as coastal erosion and flooding from tsunamis, storms, and high waves. These hazards can be exacerbated by sea level rise and human-caused interruptions to natural sand supply. Owners of coastal property are at risk of losing land when shorelines undergo landward retreat, which negatively impacts building setbacks, property values, and insurance availability. Furthermore, coastal property owners face stringent permit requirements imposed by the counties and State for shoreline protection. This measure enables coastal property purchasers and transferees to better understand the special





hazards, permitting requirements, and limitations that may affect the coastal property by requiring a vulnerable coastal property purchaser statement with the sale or transfer of any vulnerable coastal real property.

Your Committee has amended this measure by:

- (1) Clarifying that "vulnerable coastal property" means real property within a two-foot sea level rise exposure area as officially designated by the Hawaii Climate Change Mitigation and Adaptation Commission; and
- (2) Inserting an effective date of December 31, 2050, to encourage further discussion.

As affirmed by the record of votes of the members of your Committee on Water and Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 1339, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1339, S.D. 1, and be referred to your Committees on Judiciary and Commerce, Consumer Protection, and Health.

> Respectfully submitted on behalf of the members of the Committee on Water and Land,

Chair



The Senate Thirtieth Legislature State of Hawaiʻi

Record of Votes Committee on Water and Land WTL

Bill / Resolution No.:*	ion No.:* Committee Referral: Date:					
SB1339 WTL JOC/CPH 2/8/2019						
The Committee is reconsidering its previous decision on this measure.						
If so, then the previous decision was to:						
The Recommendation is:						
Pass, unamended Pass, with amendments Hold Recommit 2312 2311 2310 2313						
Members		Aye	Aye (WR)	Nay	Excused	
KAHELE, Kaiali'i (C)		X				
KEITH-AGARAN, Gilbert S.C. (VC)			·		\times	
NISHIHARA, Clarence K.		X			х.	
RIVIERE, Gil		Ý				
FEVELLA, Kurt					\checkmark	
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TOTAL		~	0	0	~	
Recommendation:						
Chair's or Designee's Signature:						
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy						

*Only one measure per Record of Votes