

STAND. COM. REP. NO.

1396

Honolulu, Hawaii

MAR 21, 2023

RE: S.B. No. 395
S.D. 1
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2023
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 395, S.D. 1, entitled:

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

begs leave to report as follows:

The purpose of this measure is to require a seller or seller's agent in a residential real property transaction to disclose to prospective buyers that the United States Postal Service is unable to deliver mail or packages to the location of the residential real property being offered for sale.

Your Committee received testimony in support of this measure from one individual. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that existing law does not specify that the inability to receive mail or packages from the United States Postal Service is a material fact that must be disclosed to a buyer of residential real property. Your Committee believes that this information is necessary to ensure that buyers make informed decisions when purchasing residential real property.

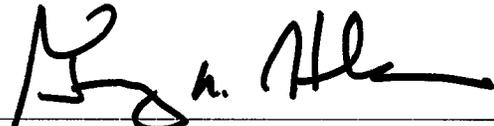
Your Committee has amended this measure by changing the effective date to June 30, 3000, to encourage further discussion.

2023-2722 SB395 HD1 HSCR HMSO



As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 395, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 395, S.D. 1, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



TROY N. HASHIMOTO, Chair



