

STAND. COM. REP. NO.

584

Honolulu, Hawaii

FEB 13 , 2025

RE: H.B. No. 576
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 576
entitled:

"A BILL FOR AN ACT RELATING TO RESTRICTIONS ON THE TRANSFER
OF REAL PROPERTY UNDER CHAPTER 201H, HAWAII REVISED
STATUTES,"

begs leave to report as follows:

The purpose of this measure is to exempt transfers of
Hawaiian Home Lands from the real property transfer restrictions
under housing development programs of the Hawaii Housing Finance
and Development Corporation.

Your Committee received testimony in support of this measure
from the Department of Hawaiian Home Lands and Hawaii Housing
Finance and Development Corporation.

Your Committee finds that under existing law, projects under
the Department of Hawaiian Home Lands using a program under the
Hawaii Housing Finance and Development Corporation are subject to
transfer restrictions, such as buyback and shared appreciation
restrictions. However, your Committee further finds that these
restrictions may conflict with the objectives and requirements of
Department of Hawaiian Home Lands programs, as housing on Hawaiian
Home Lands is governed by the Hawaiian Homes Commission Act, 1920.
This measure therefore clarifies that transfers of Hawaiian Home

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Lands are exempt from Hawaii Housing Finance and Development Corporation requirements.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making a technical, nonsubstantive amendment for the purposes of clarity, consistency, and style.

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 H.B. No. 576, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 576, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.

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

ZMC

LUKE A. EVSLIN, Chair



