

Honolulu, Hawaii

FEB 10 2025

RE: S.B. No. 31

S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 31
entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Allow a person who discovers a recorded discriminatory restrictive covenant to take certain actions without liability, to invalidate the covenant; and
- (2) Define discriminatory restrictive covenant.

Your Committee received testimony in support of this measure
from the Hawai'i Civil Rights Commission.

Your Committee finds that Hawaii's people have the right to
live in safe housing environments that are free from
discrimination. However, certain restrictive covenants may
include provisions that discriminate against prospective residents
based on a protected class. Therefore, this measure expands
protections from discrimination for Hawaii's people.



Your Committee has amended this measure by:

- (1) Adding to the definition of discriminatory restrictive covenant language that, if enforced, would violate the prohibition against discrimination on the basis of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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. 31, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 31, S.D. 1, and be referred to your Committees on Commerce and Consumer Protection and Judiciary.

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


STANLEY CHANG, Chair



