

STAND. COM. REP. NO.

**1272**

Honolulu, Hawaii

**MAR 14**, 2025

RE: S.B. No. 332  
S.D. 1  
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 S.B. No. 332, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO FORECLOSURES,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Prohibit sellers of foreclosed homes in a nonjudicial foreclosure from bundling properties at a public sale for sale to a single buyer and require each foreclosed home to be sold separately; and
- (2) Allow tenants, families, city and state government, affordable housing nonprofits, and community land trusts forty-five days to match or beat the best public sale bid to buy the property.

Your Committee received testimony in support of this measure from Lāhāina Strong; Lahaina Community Land Trust; Northwest Community Land Trust Coalition; and three individuals.

Your Committee finds that the foreclosure moratorium for borrowers with Federal Housing Administration-insured mortgages on Maui expired on January 1, 2025. This measure ensures that

2025-2545 SB332 HD1 HSCR HMSO



foreclosed properties must have individual property auctions and cannot be bundled together, which allows residents to have a greater chance to submit competitive offers.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments 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 S.B. No. 332, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 332, 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,



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LUKE A. EVSLIN, Chair



