

JAN 28 2026

---

## SENATE CONCURRENT RESOLUTION

URGING THE UNITED STATES CONGRESS TO PROVIDE OWNER-OCCUPANTS  
WITH COMPARABLY EQUIVALENT TAX DEDUCTIONS AFFORDED TO  
BUSINESS ENTITIES FOR EXPENSES RELATED TO PROPERTY  
OWNERSHIP.

1        WHEREAS, under current federal tax law, business entities,  
2 such as real estate investment trusts ("REITs") are able to  
3 deduct a wide array of expenses related to property ownership;  
4 and

5        WHEREAS, categories eligible for deduction include  
6 interest, depreciation, property taxes, insurance, maintenance  
7 fees, utilities, and more; and

8        WHEREAS, this favorable treatment allows large real estate  
9 investors to enjoy massive tax savings, though if this same  
10 property were owned by the average homeowner, they would only be  
11 able to deduct a fraction of this amount; and

12       WHEREAS, Hawaii's aspiring homeowners' number one barrier  
13 is cost, and with this structural tax disadvantage, where they  
14 are only able to deduct mortgage interest and receive no  
15 depreciation or business equivalent deductions, they are  
16 subjected to yet another hurdle; now, therefore,

17       BE IT RESOLVED by the Senate of the Thirty-third  
18 Legislature of the State of Hawaii, Regular Session of 2026, the  
19 House of Representatives concurring, that the United States  
20 Congress is urged to provide owner-occupants with comparably  
21 equivalent tax deductions afforded to business entities for  
22 expenses related to property ownership; and

23       BE IT FURTHER RESOLVED that certified copies of this  
24 Concurrent Resolution be transmitted to leadership of the United  
25 States Congress and the State of Hawaii's delegation to the  
26 United States Congress.

27



S.C.R. NO. 12

OFFERED BY:

 Bob L.

