

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

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

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

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

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

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28 BE IT FURTHER RESOLVED that certified copies of this
29 Concurrent Resolution be transmitted to leadership of the United
30 States Congress and the State of Hawaii's delegation to the
31 United States Congress.
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S.C.R. NO. 12

OFFERED BY: 

