

JAN 28 2026

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## SENATE RESOLUTION

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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,  
23 that the United States Congress is urged to provide owner-  
24 occupants with comparably equivalent tax deductions afforded to  
25 business entities for expenses related to property ownership;  
26 and  
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28 BE IT FURTHER RESOLVED that certified copies of this  
29 Resolution be transmitted to leadership of the United States  
30 Congress and the State of Hawaii's delegation to the United  
31 States Congress.  
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S.R. NO. 5

OFFERED BY:

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