
HOUSE CONCURRENT RESOLUTION

URGING THE UNITED STATES CONGRESS TO PROPOSE AN AMENDMENT TO THE
UNITED STATES CONSTITUTION TO ALLOW STATES TO RESTRICT THE
PURCHASE OF RESIDENTIAL REAL PROPERTY TO STATE RESIDENTS.

1 WHEREAS, Hawaii faces one of the most severe housing
2 affordability crises in the nation, with median home prices far
3 exceeding the purchasing power of Hawaii residents; and
4

5 WHEREAS, a significant contributing factor to Hawaii's
6 escalating housing prices is the high volume of purchases by
7 out-of-state buyers, including individuals and corporate entities
8 who acquire residential real property as investment assets,
9 vacation homes, or short-term rental inventory, thereby reducing
10 available housing stock for Hawaii residents; and
11

12 WHEREAS, these out-of-state acquisitions place upward
13 pressure on home prices statewide, making it increasingly
14 difficult for Hawaii residents to afford homes in their own
15 communities; and
16

17 WHEREAS, Hawaii's unique geographic isolation, limited land
18 availability, and culturally distinct communities amplify the
19 impact of speculative and external real estate demands more
20 acutely than in other states; and
21

22 WHEREAS, residents across the State report being priced out
23 of their neighborhoods, displaced from multi-generational
24 communities, or prevented from purchasing a first home due to
25 competition from out-of-state buyers having significantly greater
26 financial resources; and
27

28 WHEREAS, despite these challenges, Article IV, Section 2,
29 Clause 1 of the United States Constitution, the Privileges and



1 Immunities Clause, currently prohibits states from limiting the
 2 purchase of residential real property based on state residency,
 3 thereby preventing Hawaii from enacting laws that would reserve
 4 its limited residential land for its own residents; and
 5

6 WHEREAS, numerous states, including Hawaii, have expressed
 7 growing concern regarding the effect of interstate and
 8 international speculative investment on local housing markets
 9 and have sought federal relief to better regulate residential
 10 real property ownership for the benefit of their residents; and
 11

12 WHEREAS, only an amendment to the United States
 13 Constitution can provide states with the authority to enact
 14 residency-based restrictions on the purchase of residential real
 15 property; now, therefore,
 16

17 BE IT RESOLVED by the House of Representatives of the
 18 Thirty-third Legislature of the State of Hawaii, Regular Session
 19 of 2026, the Senate concurring, that the United States Congress
 20 is urged to propose an amendment to the United States
 21 Constitution expressly authorizing states to enact laws
 22 restricting the purchase of residential real property to bona
 23 fide state residents; and
 24

25 BE IT FURTHER RESOLVED that certified copies of this
 26 Concurrent Resolution be transmitted to the Majority Leader of
 27 the United States Senate, the Speaker of the United States House
 28 of Representatives, and each member of Hawaii's congressional
 29 delegation.
 30
 31
 32

OFFERED BY: 
 MAR 12 2026

