
HOUSE 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
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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
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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
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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
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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
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28 WHEREAS, despite these challenges, Article IV, Section 2,
29 Clause 1 of the United States Constitution, the Privileges and
30 Immunities Clause, currently prohibits states from limiting the
31 purchase of residential real property based on state residency,



1 thereby preventing Hawaii from enacting laws that would reserve
2 its limited residential land for its own residents; and

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

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

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

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22 BE IT FURTHER RESOLVED that certified copies of this
23 Resolution be transmitted to the Majority Leader of the United
24 States Senate, the Speaker of the United States House of
25 Representatives, and each member of Hawaii's congressional
26 delegation.

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OFFERED BY:



MAR 12 2026

