

Honolulu, Hawaii

**FEB 13**, 2026

RE: H.B. No. 1990  
H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2026  
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred H.B. No. 1990 entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL REAL PROPERTY,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Establish penalties, including fines and liens, for an owner of real property's failure to remediate county zoning violations; and
- (2) Permit a county planning or permitting agency or the Attorney General to commence foreclosure proceedings if the owner fails to satisfy certain conditions.

Your Committee received testimony in opposition to this measure from the Grassroot Institute of Hawaii and one individual. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that owners of real property bear certain responsibilities but that some of these property owners are unwilling or unable to fulfill these basic obligations, including adherence to zoning ordinances, rules, and regulations. Your Committee further finds that this measure is a method for the



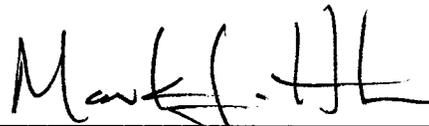
counties or the State to ensure that zoning violations are remediated.

Your Committee has amended this measure by:

- (1) Removing the ability of a private entity, under certain circumstances, to commence foreclosure proceedings if the property owner fails to meet certain conditions; and
- (2) Changing its effective date to July 1, 3000, to encourage further discussion.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1990, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1990, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on  
behalf of the members of the  
Committee on Water & Land,



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MARK J. HASHEM, Chair



