

STAND. COM. REP. NO. **3251**

Honolulu, Hawaii

MAR 30 2026

RE: H.B. No. 1990
H.D. 2
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committees on Water, Land, Culture and the Arts and Energy and Intergovernmental Affairs, to which was referred H.B. No. 1990, H.D. 2, entitled:

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

beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Establish penalties, including fines and liens, for an owner of residential real property's failure to remediate zoning violations;
- (2) Require, under certain conditions, county planning or permitting agencies to record the notice of violation as a lien on the property with the Bureau of Conveyances; and
- (3) Require referral to the applicable county corporation counsel for foreclosure if the owner fails to satisfy certain conditions.

Your Committees received testimony in opposition to this measure from the Grassroot Institute of Hawaii.



Your Committees received comments on this measure from Hawai'i Association of REALTORS.

Your Committees find that the owners of residential real property must comply with the zoning ordinances, rules, or regulations of the counties in which their property resides. However, existing law is ineffective at enforcing this compliance and punishing violations. By establishing severe penalties for these violations, this measure will deter future noncompliance and support the stability, consistency, and safety of county residential zones.

Your Committees acknowledge the recommendation raised in testimony by the Grassroot Institute of Hawaii to add a provision requiring that any residential real property foreclosed pursuant to the proposed measure be sold promptly at or near market value and that the revenues from the foreclosure sale after satisfaction of the lien should be remitted to the property owner. Your Committees agree with the Grassroot Institute of Hawaii that adding the provision will prevent potential legal challenges as well as the corrupt actions of bad actors that may deprive property owners of their equity interest in the foreclosed property. Amendments to this measure are therefore necessary to address these concerns.

Accordingly, your Committees have amended this measure by:

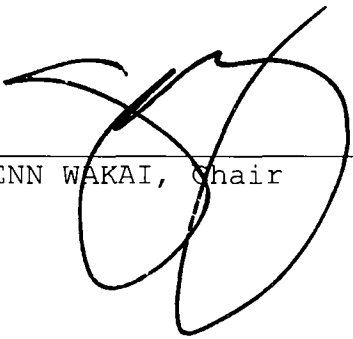
- (1) Inserting language requiring that the county sell the foreclosed property at no less than the market value of similarly situated properties and that revenues received from the sale that exceed the amount of any liens, penalties, and costs to the county for related actions, be refunded to the property owner;
- (2) Amending section 1 to reflect its amended purpose; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Water, Land, Culture and the Arts and Energy and Intergovernmental Affairs that are attached to this report, your Committees are in accord with the intent and purpose of H.B.



No. 1990, H.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1990, H.D. 2, S.D. 1, and be referred to your Committees on Judiciary and Ways and Means.

Respectfully submitted on behalf of the members of the Committees on Water, Land, Culture and the Arts and Energy and Intergovernmental Affairs,



GLENN WAKAI, Chair




CHRIS LEE, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

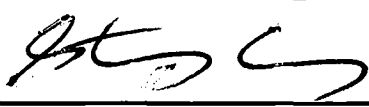
Record of Votes
Committee on Water, Land, Culture and the Arts
WLA

Bill / Resolution No.:*	Committee Referral:	Date:		
HB 1990 HD2	WLA/EIG, JDC/WAM	3/19/2026		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
LEE, Chris (C)	✓			
INOUYE, Lorraine R. (VC)				✓
CHANG, Stanley	✓			
LAMOSAO, Rachele	✓			
DECORTE, Samantha	✓			
TOTAL	4			1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink File with Committee Report Committee Drafting Agency				

*Only one measure per Record of Votes

The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Energy and Intergovernmental Affairs
EIG

Bill / Resolution No.:* HB1990, HD2	Committee Referral: WLA/EIG, JDC/WAM	Date: 3/14/26		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
WAKAI, Glenn (C)	✓			
CHANG, Stanley (VC)	✓			
DECOITE, Lynn	✓			
RICHARDS, III, Herbert M. "Tim"	✓			
FEVELLA, Kurt	✓			
TOTAL	5			
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink File with Committee Report Committee Drafting Agency				

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