

Honolulu, Hawaii
FEB 20 , 2026

RE: H.B. No. 2431
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. 2431 entitled:

"A BILL FOR AN ACT RELATING TO REAL ESTATE TRANSACTIONS,"

begs leave to report as follows:

The purpose of this measure is to require a seller of real property adjacent to the shoreline, and the seller's agent, to disclose and include in all advertisements certain information about shoreline erosion control structures on the parcel.

Your Committee received testimony in support of this measure from the Department of Land and Natural Resources; one member of the Maui County Council; Surfrider Foundation Hawai'i Region; Maui Nui Resiliency Hui; and numerous individuals. Your Committee received testimony in opposition to this measure from one individual. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that the vulnerability of coastal properties due to erosion and flooding from seasonal waves and storms is increasing as sea levels rise. Your Committee further finds that this measure helps buyers of coastal property understand the risks they are assuming in purchasing oceanfront property.

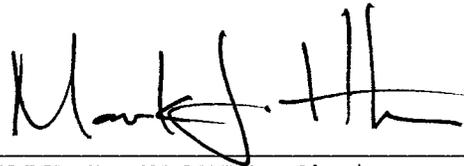


Your Committee has amended this measure by:

- (1) Changing its effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

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. 2431, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2431, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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



MARK J. HASHEM, Chair



