

STAND. COM. REP. NO. 2928

Honolulu, Hawaii

MAR 06 2026

RE: S.B. No. 3035
S.D. 2

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

Sir:

Your Committees on Commerce and Consumer Protection and
Judiciary, to which was referred S.B. No. 3035, S.D. 1, entitled:

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

beg leave to report as follows:

The purpose and intent 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
shoreline erosion issues related to the parcel.

Your Committees received testimony in support of this measure
from the Department of Land and Natural Resources, Hawai'i Reef and
Ocean Coalition, Surfrider Foundation Hawai'i Region, Maui Nui
Resiliency Hui, and two individuals.

Your Committees received testimony in opposition to this
measure from the Hawai'i Association of REALTORS.

Your Committees find that rising sea levels have made coastal
properties more vulnerable to erosion and flooding from seasonal
waves and storms. This measure would improve transparency by
enabling purchasers to understand the hazards and risks they are
assuming in purchasing oceanfront property in the State.

Your Committees have amended this measure by:



- (1) Clarifying that a seller and the seller's agent shall disclose all reasonably known erosion control structures; and
- (2) Inserting an effective date of July 1, 2050, to encourage further discussion.

As affirmed by the records of votes of the members of your Committees on Commerce and Consumer Protection and Judiciary that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3035, S.D. 1, as amended herein, and recommend that it pass Third Reading in the form attached hereto as S.B. No. 3035, S.D. 2.

Respectfully submitted on
behalf of the members of the
Committees on Commerce and
Consumer Protection and
Judiciary,



KARL RHOADS, Chair



JARRETT KEOHOKALOLE, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Commerce and Consumer Protection
CPN

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 3035 SDI	WLA, CPN/JDC	2/26/2026		
<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
KEOHOKALOLE, Jarrett (C)	✓			
FUKUNAGA, Carol (VC)	✓			
LAMOSAO, Rachele				✓
MCKELVEY, Angus L.K.	✓			
AWA, Brenton	✓			
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

