

Honolulu, Hawaii
February 5, 2018

RE: H.B. No. 1712
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Twenty-Ninth State Legislature
Regular Session of 2018
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 1712 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to increase the minimum portion of residential units in condominiums required to be offered for sale to owner-occupants during the thirty-day period following the initial date of sale from fifty percent to ninety percent of all residential units.

The Oahu County Committee on Legislative Priorities of the Democratic Party of Hawaii and a concerned individual testified in support of this measure. The Hawaii Housing Finance and Development Corporation supported the intent of this measure.

Your Committee finds that affordable housing is an important issue and that this bill addresses that issue by promoting owner-occupancy of the new condominium developments rather than sale to non-occupant investors.

The Hawaii Housing Finance and Development Corporation noted the overall lack of affordable housing for Hawaii residents. Your Committee noted that this measure only requires that units be



initially offered to owner-occupants and does not require that a certain percentage of units be actually sold to owner-occupants.

Your Committee has amended this measure by:

- (1) Changing its effective date to January 1, 2050, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1712, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1712, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


TOM BROWER, Chair



