

# SB 1126 SD1

Measure Title:	RELATING TO REAL ESTATE DISCLOSURE.
Report Title:	Real Estate Disclosure; Sea Level Rise; Hazard Exposure Statement; Vulnerable Coastal Property
Description:	Beginning on November 1, 2019, requires all vulnerable coastal property sales or transfers to include a sea level rise hazard exposure statement to ensure that new property owners and transferees understand the special hazards, requirements, and limitations that may affect the property. Requires sellers to include whether property is within a sea level rise exposure area in the disclosure statement provided to the buyer. Takes effect 12/31/2050. (SD1)
Companion:	
Package:	None
Current Referral:	WTL, CPH
Introducer(s):	K. RHOADS, S. CHANG, RIVIERE, RUDERMAN, Shimabukuro

DAVID Y. IGE  
GOVERNOR OF  
HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Testimony of  
SUZANNE D. CASE  
Chairperson

Before the Senate Committee on  
COMMERCE, CONSUMER PROTECTION, AND HEALTH

Tuesday, February 26, 2019  
9:30am

State Capitol, Conference Room 229

In consideration of  
SENATE BILL 1126, SENATE DRAFT 1  
RELATING TO REAL ESTATE DISCLOSURE

Senate Bill 1126, Senate Draft 1 proposes to require all real property sales or transfers to include a sea level rise hazard exposure statement and further requires sellers to include whether the property is within a two-foot sea level rise exposure area as officially designated by the Hawaii Climate Change Mitigation and Adaptation Commission. **The Department of Land and Natural Resources (Department) supports the measure and offers the following comments.**

Senate Bill 1126, Senate Draft 1 proposes to amend Chapter 508D, Hawaii Revised Statutes (HRS), to add a new section requiring that every sale or transfer of real property shall include a sea level rise hazard exposure statement executed by the purchaser or transferee acknowledging that they have reviewed available sea level rise exposure maps and accepts the risks of purchasing property at is at risk of climate-related exposure.

It is the mission of the Department to manage and protect public lands and ocean resources, including beaches throughout the State. The Department is very much at the forefront of addressing impacts related to coastal erosion and beach loss in Hawaii. Beaches are central to our culture and economy, yet our beaches are being lost at alarming rates due to natural processes and human impacts, threatening alongshore public access and upland development.

Coastal properties are vulnerable to erosion (i.e., shoreline recession and land loss) and flooding from high waves, storms and tsunamis. The Department believes that it is critical that buyers understand the hazards and risks they are assuming in purchasing oceanfront property, in the spirit of transparency and disclosure and to support informed decision making by buyers and government agencies.

When shore-front property and homes are threatened by coastal erosion and flooding, the Department often faces intense pressure from land owners to permit shoreline protection such as seawalls and rock revetments, even though shoreline armoring is discouraged by Chapter 205A, HRS, departmental administrative rules, and county rules. The science is clear that installing coastal armoring on a chronically eroding beach typically leads to beach narrowing and loss.

In December 2017, the Hawaii Climate Change Mitigation and Adaptation Commission (Climate Commission) accepted the Hawaii Sea Level Rise Report (Report) and accompanying Hawaii Sea Level Rise Viewer (Viewer). The Report and Viewer provide maps of a Sea Level Rise Exposure Area (SLR-XA) incorporating models of passive flooding, shoreline erosion, and annual high wave run-up with 3.2 feet of sea level rise. **Recent science points to a likelihood of three feet or more of sea level rise in the second half of this century - within the expected lifespan of most existing and new development.** A 2017 study by the United States Global Climate Change Research Program finds that global mean sea level rise (GMSL) is very likely (90 to 100% confidence) to rise 1.0 to 4.3 feet by 2100. A 2017 report “Global and Regional Sea Level Rise Scenarios for the United States” from the National Oceanic and Atmospheric Association (NOAA) projects 3 feet of sea level rise by 2100 in their “Intermediate” scenario and as early as the 2060s in their “Extreme” scenario. It is critical that sea level rise vulnerabilities are disclosed with the sale of a vulnerable coastal property to support informed decision making by buyers and government agencies.

At their September 2018 meeting, the Climate Commission agreed to five priority recommendations for countering impacts of sea level rise, **including supporting legislation for disclosure for private property and public offerings in areas with potential exposure to sea level rise.** A copy of a press release from the Department regarding the Climate Commission recommendations is attached for your convenience.

The Department would like to recommend that Section 508D- (d), HRS, be amended (in gray highlight) to account for sea level rise impacts within the sea level rise exposure area accepted by the Hawaii Climate Change Mitigation and Adaptation Commission, to read follows:

For the purposes of this section, "vulnerable coastal property" means real property within ~~[a two-foot]~~ the sea level rise exposure area as officially designated by the Hawaii climate change mitigation and adaptation commission or its successor;

Thank you for the opportunity to comment on this measure.

Enclosure.



## DEPARTMENT OF LAND AND NATURAL RESOURCES

DAVID Y. IGE  
GOVERNOR

SUZANNE D. CASE  
CHAIRPERSON

### FOR IMMEDIATE RELEASE

Sept. 5, 2018

### STATE CLIMATE COMMISSION ADOPTS RECOMMENDATIONS FOR COUNTERING IMPACTS OF SEA LEVEL RISE

(Honolulu) – The Hawai'i Climate Change Mitigation and Adaptation Commission (Climate Commission) at its regular quarterly meeting yesterday adopted a series of recommendations and finalized a mission statement to help guide Hawai'i's response to the impacts of climate change.

The Climate Commission is led by the DLNR Chair and the Director of the State Office of Planning and includes members from key state and county agencies. The group's mission statement formalized and approved at the meeting is as follows:

"Hawaii's Climate Commission recognizes the urgency of climate threats and the need to act quickly. It promotes ambitious, climate-neutral, culturally responsive strategies for climate change adaptation and mitigation in a manner that is Clean, Equitable & Resilient."

The recommended strategies or steps agreed upon by the Climate Commission include:

- Support legislation for disclosure for private property and public offerings located in areas with potential exposure to sea level rise.
- Request all new development, redevelopment and modifications be directed away from beach areas.
- Urge counties to incorporate the 3.2 ft. sea level rise exposure area (SLR-XA) into their general and development plans.
- Encourage agencies and non-governmental utility providers to identify and prioritize assets within the 3.2 ft SLR-XA or more as described in the State's Sea Level Rise report, identify adaptation measures, and to provide a status update on this activity annually to the Climate Commission.
- Support legislation that funds State programs to meet mitigation goals, and to bring resources to assist in planning and implementation for sea level rise and other climate related impacts.

The next quarterly meeting of the Climate Commission is scheduled for Tuesday, Nov. 27, 2018 from 1:00 – 4:00 p.m. at the Board of Land and Natural Resources meeting room, Kalanimoku Building, 1151 Punchbowl Street in Honolulu. All meetings are open to the public.

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### **RESOURCES**

(All video/images courtesy: DLNR)

Hawai'i Climate Change Portal:

<http://climate.hawaii.gov/>

Rising Seas in Hawai'i television special:

<https://vimeo.com/249760017>

HD video-Sea level rise adaptation media clips:

<https://vimeo.com/197533871>

#### **Media Contact:**

Dan Dennison

Senior Communications Manager

(808) 587-0396



# Environmental Caucus

## The Democratic Party of Hawai'i

SENATE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, & HEALTH

February 26, 2019 9:00 a.m. Room 229

In **SUPPORT** of **SB1126 SD1**: Relating to Real Estate Disclosure

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Aloha Chair Baker, Vice Chair Chang, and committee members,

On behalf of the Environmental Caucus of the Democratic Party of Hawai'i (ECDPH), we **support passage of SB1126 SD1**, relating to real estate disclosure, and offer one amendment.

Climate change and efforts to mitigate its effects is the single most pressing issue of our time. The impact of a 3.2 foot sea level rise, as outlined in the the findings of the Sea Level Rise Vulnerability and Adaptation Report in 2017 (hereafter referred to as "The Report"), is likely to be disastrous for Hawai'i's economy, sustainability, and way of life. Sea level rise is a reality, and it is necessary to revise our statutes accordingly.

Sea level rise creates a new type of coastal hazard affecting coastal properties now, and increasingly in the future. Many of our existing statutes related to coastal properties assume a fixed sea level. Our statutes must be updated to incorporate consideration of the impacts of sea level rise, including those which may affect the value of coastal properties over time as the sea level rises and encroaches on such properties.

SB1126 SD1 requires all "vulnerable coastal property" sales or transfers to include a sea level rise hazard exposure statement to ensure that new property owners and transferees understand the special hazards, requirements, and limitations that may affect the property. The bill also requires sellers to include whether property is within a sea level rise exposure area in the disclosure statement provided to the buyer. The bill as it is written, however, designates a sea level rise up to 2 feet as "vulnerable coastal property". According to the State's Climate Change Mitigation and Adaptation Commission's designations, **we suggest amending the language to designate structures within a 3.2-foot sea level rise exposure area as "vulnerable coastal property"**.

Mahalo for this opportunity to provide testimony in **support of SB1126 SD1**.

Lana Olson

Chair, Environmental Caucus of the Democratic Party of Hawai'i

February 26, 2019

**Senator Rosalyn H. Baker, Chair**

Senate Committee on Commerce, Consumer Protection and Health  
State Capitol, Room 229  
Honolulu, Hawaii 96813

**RE: S.B. 1126, SD1, Relating to Real Estate Disclosure**

**HEARING: Tuesday, February 26, 2019, at 9:30 a.m.**

Aloha Chair Baker, Vice Chair Chang, and Members of the Committee,

I am Ken Hiraki Government Affairs Director, testifying on behalf of the Hawai'i Association of REALTORS® (“HAR”), the voice of real estate in Hawai'i, and its over 9,500 members. HAR **opposes** S.B. 1126, SD1, which requires all vulnerable coastal property sales or transfers to include a sea level rise hazard exposure statement to ensure that new property owners and transferees understand the special hazards, requirements, and limitations that may affect the property. Requires sellers to include whether property is within a sea level rise exposure area in the disclosure statement provided to the buyer.

Under Hawai'i Revised Statutes §508-D, the law imposes a broad obligation upon sellers of residential property to disclose all material facts that are within the knowledge or control of the seller. However, this measure places an unreasonable burden upon sellers because the typical seller does not have the capacity or ability to know whether their property is within a sea level rise exposure area as officially designated by the Hawai'i Climate Mitigation and Adaptation Commission or its successor.

HAR has created and continuously updates an Oceanfront Property Addendum that contains a comprehensive disclosure of information specific to the ownership of oceanfront property. It is HAR's industry practice to create forms that exceed what is called for via laws, rules and regulation. Given the dynamic, ever-changing nature of real estate disclosures, the voluntary inclusion of sea level rise information in the HAR Oceanfront Addendum appears to be the most effective method to address this issue.

Mahalo for the opportunity to testify.

**SB-1126-SD-1**

Submitted on: 2/21/2019 3:58:20 PM

Testimony for CPH on 2/26/2019 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Jeff Gilbreath	Testifying for Hawaiian Community Assets	Support	No

Comments:





# SIERRA CLUB OF HAWAII

## MĀLAMA I KA HONUA. *Cherish the Earth.*

### SENATE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH

February 26, 2019 9:00 AM Room 229

#### In **SUPPORT** of **SB 1126 SD 1**: Relating to Real Estate Disclosure

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Aloha Chair Baker, Vice Chair Chang, and committee members,

The Sierra Club of Hawai'i **supports SB 1126 SD 1, Relating to Real Estate Disclosure**, which requires disclosure by purchasers of real property within an area vulnerable to sea level rise, as well as written acknowledgement by the purchaser that they are aware of the risks inherent in ownership of such properties. However, we strongly recommend amending the bill to define "vulnerable coastal property" as real property within the 3.2 foot sea level rise exposure area (SLR-XA) as officially designated by the Hawaii Climate Change Mitigation and Adaptation Commission, rather than a 2 foot sea level rise exposure area.

Act 32 (2017) established the Hawaii Climate Change Mitigation and Adaptation Commission and directed the commission to develop a sea level rise vulnerability and adaptation report showing areas at risk under sea level rise. The commission completed its report in December 2017, which includes identification, with maps at tax map key detail, of areas that are susceptible to sea level rise impacts based on a 3.2-foot increase in sea level projected to occur by mid-century or earlier. These areas are designated as sea level rise exposure areas (SLR-XA), shown in the Hawaii Sea Level Rise Vulnerability and Adaptation Report, and can be viewed online using the Hawaii Sea Level Rise Viewer.<sup>1</sup>

SB 1126 provides important measures for informing purchasers of properties within sea level rise exposure areas of the risks associated with such properties, especially as the sea level rises over time. These risks include possible restrictions on protective structures such as seawalls and revetments in an era where state and county policies discourage coastal armoring, especially those affecting beaches and public access.

The Hawaii Climate Change Mitigation and Adaptation Commission made it clear in their 2019 report to the Legislature<sup>2</sup> that the 3.2 foot SLR-XA projection should be used by state and county agencies dealing with sea level rise adaptation planning, as in the following excerpts from the report shown below (**emphasis added**). It would be inconsistent to base the disclosure measures on some other projection.

- **"Identified priorities for adaptation to Sea Level Rise.** The Commission passed five recommendations aimed at State and counties. These are:

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<sup>1</sup> <https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

<sup>2</sup> [https://www.capitol.hawaii.gov/session2019/bills/DC61\\_.pdf](https://www.capitol.hawaii.gov/session2019/bills/DC61_.pdf),

1. **Support legislation for disclosure for private property and public offerings located in areas with potential exposure to sea level rise;**
2. Request all new development, redevelopment, and modifications be directed away from beach areas;
3. **Urge counties to incorporate the 3.2 ft. sea level rise exposure area (SLR-XA) into their general and development plan;**
4. **Encourage agencies and non-governmental utility providers to identify and prioritize assets within the 3.2 ft SLR-XA, or more,** as described in the State's Sea Level Rise report, identify adaptation measures, and to provide a status update on this activity annually to the Climate Commission; and
5. Support legislation that funds State programs to meet mitigation goals, and to bring resources to assist in planning and implementation for sea level rise and other climate related impacts."

We strongly support mandatory sea level rise disclosure bills, but would highly recommend inserting language specifying use of the SLR-XA maps as officially adopted by the Hawaii Climate Change Mitigation and Adaptation Commission to determine which properties would be required to complete these real estate disclosures.

Mahalo for the opportunity to testify on this important measure.

Mahalo,



Jodi Malinoski, Policy Advocate



## SENATE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, & HEALTH

February 26, 2019 9:00 a.m. Room 229

### In **SUPPORT** of **SB1126 SD1**: Relating to Real Estate Disclosure

Aloha Chair Baker, Vice Chair Chang, and committee members,

The HAWAII REEF AND OCEAN COALITION –HIROC– was formed in 2017 by coral reef scientists, educators, local Hawai'i environmental organizations, elected officials, and others to address a crisis facing Hawai'i's coral reefs and ocean, including those related to sea level rise.

#### **HIROC strongly supports SB1126 SD1 and offers one amendment.**

Sea level rise creates a new type of coastal hazard affecting coastal properties now, and increasingly in the future. Many of our existing statutes related to coastal properties assume a fixed sea level. Our statutes must be updated to incorporate consideration of the impacts of sea level rise, including those which may affect the value of coastal properties over time as the sea level rises and encroaches on such properties.

SB1126 SD1 requires all “vulnerable coastal property” sales or transfers to include a sea level rise hazard exposure statement to ensure that new property owners and transferees understand the special hazards, requirements, and limitations that may affect the property. The bill also requires sellers to include whether property is within a sea level rise exposure area in the disclosure statement provided to the buyer. The bill as it is written, however, designates a sea level rise up to 2 feet as “vulnerable coastal property”. Consistent with the State’s Climate Change Mitigation and Adaptation Commission’s urging for the counties’ planning, **we suggest amending the language to designate structures within a 3.2-foot sea level rise exposure area as “vulnerable coastal property”**.

We urge the committee to pass SB1126 SD1 with amendments.

Mahalo for the opportunity to provide this testimony.

Kimiko LaHaela Walter on behalf of the Hawai'i Reef and Ocean Coalition.

**SB-1126-SD-1**

Submitted on: 2/25/2019 3:31:50 PM

Testimony for CPH on 2/26/2019 9:00:00 AM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Melodie Aduja	Testifying for O`ahu County Committee on Legislative Priorities of the Democratic Party of Hawai`i	Support	No

Comments:

**SB-1126-SD-1**

Submitted on: 2/20/2019 4:35:27 PM

Testimony for CPH on 2/26/2019 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lois Crozer	Individual	Support	No

Comments:

**SB-1126-SD-1**

Submitted on: 2/22/2019 4:33:08 PM

Testimony for CPH on 2/26/2019 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Nicole Chatterson	Individual	Support	No

Comments:

Aloha Chair Baker, Vice Chair Change and CPH Committee Members,

I am writing in support of SB 1126 SD1 to require seller disclosures in sea level rise exposure areas. This would ensure that individual property owners and transferees understand the special hazards, requirements, and limitations that may affect the property.

Aloha,

Nicole Chatterson

**SB-1126-SD-1**

Submitted on: 2/22/2019 9:43:07 PM

Testimony for CPH on 2/26/2019 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Nancy Davlantes	Individual	Support	No

Comments:

If we're going to continue allowing real estate transactions to occur in these questionable places, the very least we should do is disclose the potential hazards.

Council Chair  
Kelly T. King

Vice-Chair  
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Riki Hokama  
Alice L. Lee  
Michael J. Molina  
Tamara Paltin  
Shane M. Sinenci  
Yuki Lei K. Sugimura



Director of Council Services  
Maria E. Zielinski

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

February 22, 2019

TO: The Honorable Rosalyn H. Baker, Chair  
Senate Committee on Commerce, Consumer Protection, and Health

FROM: Kelly T. King  
Council Chair

A handwritten signature in black ink that reads "Kelly T. King".

SUBJECT: **HEARING OF FEBRUARY 26, 2019; TESTIMONY IN SUPPORT OF SB 1126, SD1, RELATING TO REAL ESTATE DISCLOSURE**

Thank you for the opportunity to testify in **support** of this important measure. The purpose of this bill is to require a sea level rise hazard exposure statement with the sale or transfer of vulnerable coastal property to ensure that new property owners and transferees understand the special hazards, permitting requirements, and limitations that may affect the property.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I support this measure for the following reasons:

1. Real property in the State is often vulnerable to hazards, such as coastal erosion and flooding from tsunamis, storms, and high waves, which can be exacerbated by sea level rise and human-caused interruptions to natural sand supply.
2. In Hawai'i, all beaches are prone to seasonal or episodic erosion from high waves and storms, and chronic erosion affects 70 percent of the beaches on O'ahu, Maui, and Kaua'i.
3. When shorelines undergo landward retreat, oceanfront properties become smaller and land is lost. This then deflates property values and lessens insurance availability.

For the foregoing reasons, I **support** this measure.



**From:** [wliggett@everyactioncustom.com](mailto:wliggett@everyactioncustom.com) on behalf of [William Liggett](#)  
**To:** [CPH Testimony](#)  
**Subject:** Please support of SB 1126 SD 1, hearing in CPH on Tuesday, February 26 at 9:30  
**Date:** Friday, February 22, 2019 8:27:37 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, to require disclosures for real estate transactions that include properties within sea level rise exposure areas.

WE just can't have our heads in the sand!

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
William Liggett  
4947 Maunalani Cir Honolulu, HI 96816-4030  
[wliggett@twc.com](mailto:wliggett@twc.com)

**From:** [andreapeatmoss6@everyactioncustom.com](mailto:andreapeatmoss6@everyactioncustom.com) on behalf of [Andrea Anixt](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Sunday, February 24, 2019 3:46:07 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Andrea Anixt  
PO Box 646 Kaaawa, HI 96730-0646  
[andreapeatmoss6@gmail.com](mailto:andreapeatmoss6@gmail.com)

**From:** [yappygrl1@everyactioncustom.com](mailto:yappygrl1@everyactioncustom.com) on behalf of [Sandra Fujita](#)  
**To:** [CPH Testimony](#)  
**Subject:** Writing In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 8:44:58 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

This letter is in support of Sierra Club Hawaii. I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Sandra Fujita  
HI  
[yappygrl1@aol.com](mailto:yappygrl1@aol.com)

**From:** [wliggett@everyactioncustom.com](mailto:wliggett@everyactioncustom.com) on behalf of [William Liggett](#)  
**To:** [CPH Testimony](#)  
**Subject:** Please support of SB 1126 SD 1, hearing in CPH on Tuesday, February 26 at 9:30  
**Date:** Friday, February 22, 2019 8:27:37 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

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I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
William Liggett  
4947 Maunalani Cir Honolulu, HI 96816-4030  
[wliggett@twc.com](mailto:wliggett@twc.com)

**From:** [willcaronforhawaii@everyactioncustom.com](mailto:willcaronforhawaii@everyactioncustom.com) on behalf of [William Caron](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Sunday, February 24, 2019 5:46:48 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
William Caron  
2054 9th Ave Honolulu, HI 96816-2902  
[willcaronforhawaii@gmail.com](mailto:willcaronforhawaii@gmail.com)

**From:** [kshimata@everyactioncustom.com](mailto:kshimata@everyactioncustom.com) on behalf of [Kathy Shimata](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Saturday, February 23, 2019 6:24:45 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Kathy Shimata  
3453 Pawaina St Honolulu, HI 96822-1356  
[kshimata@hawaiiintel.net](mailto:kshimata@hawaiiintel.net)

**From:** [makikirandy@everyactioncustom.com](mailto:makikirandy@everyactioncustom.com) on behalf of [Randy Ching](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Saturday, February 23, 2019 8:29:47 AM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Randy Ching  
[makikirandy@yahoo.com](mailto:makikirandy@yahoo.com)

**From:** [hawaiiicondo@everyactioncustom.com](mailto:hawaiiicondo@everyactioncustom.com) on behalf of [Kim Jorgensen](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 7:59:14 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Kim Jorgensen  
HI  
[hawaiiicondo@yahoo.com](mailto:hawaiiicondo@yahoo.com)



**From:** [andreapeatmoss6@everyactioncustom.com](mailto:andreapeatmoss6@everyactioncustom.com) on behalf of [Andrea Anixt](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Sunday, February 24, 2019 3:46:07 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Andrea Anixt  
PO Box 646 Kaaawa, HI 96730-0646  
[andreapeatmoss6@gmail.com](mailto:andreapeatmoss6@gmail.com)

**From:** [panther\\_dave@everyactioncustom.com](mailto:panther_dave@everyactioncustom.com) on behalf of [Dave Kisor](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:52:23 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet. If you believe 3.2 feet is the max rise, you are in for a surprise.

As a high school student in 1969, our Oceanography and Marine Biology teacher who was taking his masters at a marine research lab in Monterey, CA, informed us that if Greenland and the Antarctic ice were to melt, sea level would rise approximately 200 feet (61 meters). About 40 years later, that number has been revised to 220 feet (67 meters). While it may take decades to arrive at that point, be advised it has already started. The current guesstimation is for about 80 to 100 years, but from all indications, it may happen sooner.

When coastal roads are decks awash at high tide, when low tide brings stingrays into your front yard and a walrus rookery takes over a school yard, someone might take notice. The smell alone should do the trick!

Sincerely,  
Dave Kisor  
14 -3444 Tutu Ln Paho, HI 96778-8115  
[panther\\_dave@yahoo.com](mailto:panther_dave@yahoo.com)

**From:** [d.sofio@everyactioncustom.com](mailto:d.sofio@everyactioncustom.com) on behalf of [David Sofio](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 7:29:11 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
David Sofio  
2573 Lai Rd Honolulu, HI 96816-3513  
[d.sofio@gmail.com](mailto:d.sofio@gmail.com)

**From:** [infofordenise@everyactioncustom.com](mailto:infofordenise@everyactioncustom.com) on behalf of [Denise Boisvert](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 7:58:01 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Denise Boisvert  
HI  
[infofordenise@yahoo.com](mailto:infofordenise@yahoo.com)

**From:** [volcanogetaway@everyactioncustom.com](mailto:volcanogetaway@everyactioncustom.com) on behalf of [Diane Ware](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 9:55:34 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Diane Ware  
997815 Kapoha Pl Volcano, HI 96785  
[volcanogetaway@yahoo.com](mailto:volcanogetaway@yahoo.com)

**From:** [fdegia@everyactioncustom.com](mailto:fdegia@everyactioncustom.com) on behalf of [Frank DeGiacomo](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 4:16:52 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Frank DeGiacomo  
[fdegia@yahoo.com](mailto:fdegia@yahoo.com)

**From:** [gpuppione@everyactioncustom.com](mailto:gpuppione@everyactioncustom.com) on behalf of [Greg Puppione](#)  
**To:** [CPH Testimony](#)  
**Subject:** I support SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:24:40 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Greg Puppione  
563 Kamoku St Honolulu, HI 96826-5245  
[gpuppione@gmail.com](mailto:gpuppione@gmail.com)

**From:** [milholen.jennifer@everyactioncustom.com](mailto:milholen.jennifer@everyactioncustom.com) on behalf of [Jennifer Milholen](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 10:38:26 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

I support this bill, but recommend that the committee amend the bill to require disclosure for properties within the 3.2 foot sea level rise exposure area, which is the latest scientific projections that are officially designated by the Hawaii climate change mitigation and adaptation commission. We are not sure how much sea level will rise, so it would be better to be overly cautious and implement disclosures for coastal properties that may be affected up to 3.2 feet.

Sincerely,  
Jennifer Milholen  
Honolulu, HI 96822  
[milholen.jennifer@gmail.com](mailto:milholen.jennifer@gmail.com)



**From:** [nsurfecoast@everyactioncustom.com](mailto:nsurfecoast@everyactioncustom.com) on behalf of [Nicholas Chagnon](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 4:09:30 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

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Sincerely,  
Nicholas Chagnon  
3132 Williams St Honolulu, HI 96816-1289  
[nsurfecoast@gmail.com](mailto:nsurfecoast@gmail.com)

**From:** [808nateyuen@everyactioncustom.com](mailto:808nateyuen@everyactioncustom.com) on behalf of [Nathan Yuen](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:36:04 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Nathan Yuen  
91 -233 Hanapouli Cir Apt 29T Ewa Beach, HI 96706-3761  
[808nateyuen@gmail.com](mailto:808nateyuen@gmail.com)

**From:** [patriciablair@everyactioncustom.com](mailto:patriciablair@everyactioncustom.com) on behalf of [Patricia Blair](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 6:13:36 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Patricia Blair  
Kailua, HI 96734  
[patriciablair@msn.com](mailto:patriciablair@msn.com)

**From:** [mahalligan1@everyactioncustom.com](mailto:mahalligan1@everyactioncustom.com) on behalf of [Michele Halligan](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Saturday, February 23, 2019 11:56:57 AM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Especially in light of today's news of a cliff collapse in San Francisco -- and the probable death of a young woman as a result -- SB 1126 SD 1 is an important step towards saving lives in changing times.

Sincerely,  
Michele Halligan  
447 Park Blvd Ukiah, CA 95482-4206  
[mahalligan1@gmail.com](mailto:mahalligan1@gmail.com)

**From:** [braulick@everyactioncustom.com](mailto:braulick@everyactioncustom.com) on behalf of [Nathan Braulick](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:41:16 PM

---

Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Nathan Braulick  
2333 Kapiolani Blvd Apt 1604 Honolulu, HI 96826-4433  
[braulick@gmail.com](mailto:braulick@gmail.com)

**From:** [midicox@everyactioncustom.com](mailto:midicox@everyactioncustom.com) on behalf of [Millicent Cox](#)  
**To:** [CPH Testimony](#)  
**Subject:** I support SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Saturday, February 23, 2019 12:49:06 PM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

Aloha,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Mahalo.

Sincerely,  
Millicent Cox  
[midicox@gmail.com](mailto:midicox@gmail.com)

**From:** [nihipalim001@everyactioncustom.com](mailto:nihipalim001@everyactioncustom.com) on behalf of [Michele Nihipali](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Sunday, February 24, 2019 7:26:08 AM

---

Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Many private owners of property close to the beach, try to block public access because of rising sea level and loss of land. It will only continue to get worse. We must protect future property owners and the public with mandatory disclosures.

Mahalo,

Michele Nihipali  
54-074 A Kam Hwy.  
Hauula, HI 96717

Sincerely,  
Michele Nihipali  
54 -074 Kamehameha Hwy # A Hauula, HI 96717-9647  
[nihipalim001@hawaii.rr.com](mailto:nihipalim001@hawaii.rr.com)

**From:** [BIANCA@everyactioncustom.com](mailto:BIANCA@everyactioncustom.com) on behalf of [ISAKI BIANCA](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Saturday, February 23, 2019 5:39:36 AM

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Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
ISAKI BIANCA  
46 -379 Kumoo Loop Kaneohe, HI 96744-3532  
[BIANCA@KAHEA.ORG](mailto:BIANCA@KAHEA.ORG)



**From:** [mendezj@everyactioncustom.com](mailto:mendezj@everyactioncustom.com) on behalf of [Javier Mendez](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:30:12 PM

---

Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Javier Mendez  
1326 Alewa Dr Apt B Honolulu, HI 96817-1200  
[mendezj@hawaii.edu](mailto:mendezj@hawaii.edu)

**From:** [fernandezm91@everyactioncustom.com](mailto:fernandezm91@everyactioncustom.com) on behalf of [Matthew Fernandez](#)  
**To:** [CPH Testimony](#)  
**Subject:** In support of SB 1126 SD 1, hearing in CPH on Tuesday, 2/26 at 9:30 AM  
**Date:** Friday, February 22, 2019 3:59:22 PM

---

Dear Chair Baker, Vice Chair Chang and members of the committee,

I am writing in strong support of SB 1126 SD 1, a bill that would require mandatory disclosures for real estate transactions that include properties within sea level rise exposure areas.

I am a recent graduate from UH Manoa's Department of Urban and Regional Planning, and understand that effective planning whether community, environmental, infrastructure, or land use planning for sea level rise requires the need for local policy to stay up-to-date with the latest scientific data which suggests a 3.2 ft SLR-XA. This measure of 3.2 ft is also adopted by the City & County of Honolulu's Mayor Caldwell's Directive to all city departments and agencies to plan with this measurement in mind. I have been to Puerto Rico after Hurricane Maria for a research trip with my class, and have seen the damage done onto developments which are built so close to the coast, and the pain that businesses, homeowners, and local government had told us about thereafter. One of the things we learned from Puerto Rico was that there was a lack of trust between government and community, which led to miscommunications on disaster preparedness and recovery. We had recommended to our client, the Office of Climate Change, Sustainability, and Resilience for the C&C of Honolulu, was to be as transparent as possible to communities regarding the vulnerabilities to them and to effectively plan for it in order to be more resilient, and to hopefully think twice about residing there. All this comes down to is the ability to disclose all information including sea level rise risks to property owners, and potential owners that they are in an area likely to be affected in the future.

Climate change creates a new type of hazard affecting coastal properties now and increasingly in the future. Mandatory disclosures are needed to start the conversation about which properties are in the exposure area, to acknowledge potential impacts and risks of sea level rise, and to protect buyers, sellers, and governmental agencies as the rising seas become more apparent in future years.

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Sincerely,  
Matthew Fernandez  
Honolulu, HI  
[fernandezm91@gmail.com](mailto:fernandezm91@gmail.com)