

STAND. COM. REP. NO.

1385

Honolulu, Hawaii

MAR 15 , 2019

RE: S.B. No. 1190  
S.D. 2  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirtieth State Legislature  
Regular Session of 2019  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 1190, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO LEASEHOLD CONDOMINIUMS ON LANDS CONTROLLED BY THE STATE,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Authorize the Hawaii Housing Finance and Development Corporation (HHFDC) to enter into maximum seventy-five year leases with qualified residents for units in condominiums developed on state land;
- (2) Exempt state lands set aside by the Governor for HHFDC or state lands leased to HHFDC and upon which leasehold condominium units are developed from the definition of public land; and
- (3) Require legislative approval for the sale or gift of such lands upon which leasehold condominium units are developed.

The HHFDC, Department of Business, Economic Development & Tourism (DBEDT), Office of Hawaiian Affairs, Chamber of Commerce

SB1190 HD1 HSCR HSG HMS 2019-2953



Hawaii, and the Building Industry Association Hawaii submitted comments on this measure.

Your Committee notes HHFDC's and DBEDT's preference for the flexibility of a maximum lease term of 99 years instead of 75 years. Your Committee also notes the concern of the Office of Hawaiian Affairs that extremely long leases of public lands may result in the inadvertent, but nonetheless inappropriate, alienation of ceded lands.

Your Committee has amended this measure by 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 S.B. No. 1190, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1190, S.D. 2, H.D. 1, and be referred to your Committees on Consumer Protection & Commerce and Judiciary.

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



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TOM BROWER, Chair



