

March 17, 2023

The Honorable Troy N. Hashimoto, Chair

House Committee on Housing

State Capitol, Conference Room 312 & Videoconference

RE: Senate Bill 395, SD1, Relating to Real Property Transactions

HEARING: Friday, March 17, 2023, at 9:30 a.m.

Aloha Chair Hashimoto, Vice Chair Aiu, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i and its over 11,000 members. HAR provides **comments** on Senate Bill 395, SD1, which requires a seller or its agent in a residential real property transaction to disclose that the United States Postal Service cannot deliver mail or packages to the residential real property being offered for sale. Effective 7/1/2050.

While we appreciate the intent of this measure, it may not be necessary. United States Postal Service delivery is already considered a material fact on HAR's Seller's Real Property Disclosure Statement ("SRPDS") form. The SRPDS form is filled out by the seller describing material facts and other information about property and given to the buyer to acknowledge. On the SRPDS form, there are options for the seller to indicate that mail delivery is either via PO Box, Community/Cluster, Individual Curbside Box, or Other with a space for the seller to describe the situation of that property.

Thank you for your consideration of our comments. Mahalo for the opportunity to testify.

LATE

SB-395-SD-1

Submitted on: 3/16/2023 2:59:47 PM

Testimony for HSG on 3/17/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Andrew Kagemoto	Individual	Support	Written Testimony Only

Comments:

Thank you very much Chair Hashimoto for the opportunity to testify in strong support!

This bill is especially important as not all properties have a mailboxes that are serviceable by the U.S. Postal Service. This is especially true in rural areas, where many Kupuna reside. The problem is becoming increasingly urgent as the Post Offices in these areas are operating beyond their intended capacity which has resulted in people having to wait in long lines almost daily. As you know, mail service is especially important for our Kupuna, who, rely on the US Postal Service to recieve medications, pay bills, and correspond with loved ones. SB395 will help to prevent buyers (especially Kupuna) from unknowingly committing to the purchase of properties that do not have a serviceable mailbox.

Thank you again Chair Hashimoto for the opportunity to testify in strong support!