

February 21, 2023

LATE

The Honorable Jarrett Keohokalole, Chair

Senate Committee on Commerce and Consumer Protection
State Capitol, Conference Room 229 & Videoconference

RE: Senate Bill 395, Relating to Real Property Transactions

HEARING: Tuesday, February 21, 2023, at 9:30 a.m.

Aloha Chair Keohokalole, Vice Chair Fukunaga, 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, 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.

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.