

STAND. COM. REP. NO.

204

Honolulu, Hawaii

FEB 06

, 2025

RE: H.B. No. 528  
H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 528  
entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL LEASEHOLDS,"

begs leave to report as follows:

The purpose of this measure is to exempt state and county  
lands leased after July 1, 2025, for an initial period of no less  
than ninety-nine years from residential leasehold and residential  
leasehold condominium and cooperative housing corporation  
requirements.

Your Committee received testimony in support of this measure  
from the Hawaii Housing Finance and Development Corporation.

Your Committee finds that existing residential leasehold  
requirements apply to all state and county lands. This measure  
exempts these lands for an initial period of no less than ninety-  
nine years from state law governing residential leasehold and  
residential leasehold condominium and cooperative housing  
corporation requirements.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to  
encourage further discussion; and

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- (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. 528, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 528, H.D. 1, and be referred to your Committee on Water & Land.

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

ZAC

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LUKE A. EVSLIN, Chair



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Bill/Resolution No.: HB 528		Committee Referral: HSG, WAL, JHA		Date: 2/5/25	
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.					
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)					
HSG Members		Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)		✓			
2. MIYAKE, Tyson K. (VC)		✓			
3. COCHRAN, Elle					✓
4. GRANDINETTI, Tina Nakada		✓			
5. KILA, Darius K.		✓			
6. KITAGAWA, Lisa		✓			
7. LA CHICA, Trish					✓
8. MURAOKA, Christopher L.		✓			
9. PIERICK, Elijah					✓
TOTAL (9)		6	0	0	3
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted         If joint referral, _____ did not support recommendation. <div style="text-align: center;">committee acronym(s)</div>					
Vice Chair's or designee's signature: <u>Tyson Miyake</u>					
Distribution: Original (White) – Committee      Duplicate (Yellow) – Chief Clerk's Office      Duplicate (Pink) – HMSO					