

SB-321-HD-1

Submitted on: 3/16/2025 3:15:17 PM

Testimony for WAL on 3/18/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael Honda	Individual	Support	Written Testimony Only

Comments:

Testifying in support. Thank you very much!

SB-321-HD-1

Submitted on: 3/17/2025 11:53:18 AM

Testimony for WAL on 3/18/2025 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jordan Epperson	Individual	Support	Written Testimony Only

Comments:

As a concerned resident and the current president of Hawaiian Acres Road Corporation I support this bill. The title of our road lot is currently held in a trust that's been dissolved for many years. Straightening out our road title is just one of the many obstacles that myself or another volunteer will have to resolve in hopes to someday have a sustainable way of maintaining these roads that so many rely on to simply get home, work or school daily.

Patti Pinto
PO Box 711382
11-3349 Pikake St.
Mountain View, HI 96771
808-430-1777
pintonian@gmail.com

TESTIMONY IN SUPPORT OF SB321

I urge you to support this legislation. Many subdivisions were created by development corporations that established the roads and subdivided the lots. After the last lots were sold, the development corporations went inactive and were eventually dissolved. The majority of these development corporations did not transfer the title of the road lots to the communities.

The current situation is that many of the community associations who maintain these roadways do not have actual title. This situation is a problem for the community associations and for the County of Hawaii. The County has been working to acquire an easement to create an additional access road that would serve four subdivisions. Unfortunately, the title for part of that access belongs to a corporation that has been dissolved since the 1990s. Community associations entering into paving contracts with the major paving contractors do not have title to the roads they are seeking to pave. Additionally, community associations that do not have clear title to their road lots cannot secure loans to finance road work.

The remedy provided by this legislation is simple and there is no financial impact for the state or county. Any title transfer expenses would be incurred by the community associations. The benefit is that the community associations would have clear title to their own maintained roads and have fewer obstacles to entering into contracts to fund and maintain their roads.

Some examples of dissolved development corporations that still hold title to road lots:

Crescent Acres LTD – developer of Fern Acres – 2,000 properties

Hawaii Mountain View Development Corporation – developer of Eden Roc Estates – 1,800 properties

Nishimura Mitsushi Trustee – developer of Hawaiian Acres – 4,000 properties

Hilo Development Inc. – developer of Orchidland – 2,500 properties

Royal Pacific Development Corporation – developer of Aloha Estates – 300 properties

Manoa Finance Company Inc. – developer of Hawaiian Orchid Island Estates – 1,200 properties