

JAN 15 2025

A BILL FOR AN ACT

RELATING TO REAL PROPERTY TRANSACTIONS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. Chapter 508D, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§508D- United States Postal Service delivery;
5 disclosure required. The inability of the United States Postal
6 Service to deliver mail or packages to a residential real
7 property that is being offered for sale shall be considered a
8 material fact that shall be contained in a disclosure
9 statement."

10 SECTION 2. Section 508D-1, Hawaii Revised Statutes, is
11 amended by amending the definition of "disclosure statement" to
12 read as follows:

13 "Disclosure statement" means a written statement prepared
14 by the seller, or at the seller's direction, that purports to
15 fully and accurately disclose all material facts relating to the
16 residential real property being offered for sale that:

17 (1) Are within the knowledge or control of the seller;

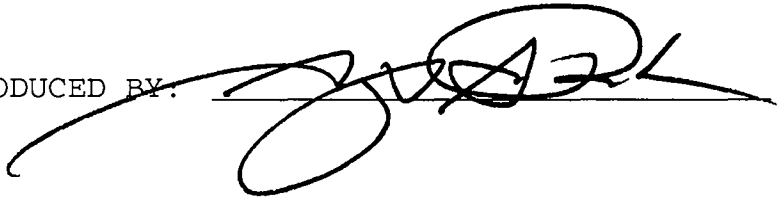


- 1 (2) Can be observed from visible, accessible areas; or
- 2 (3) Are required to be disclosed under sections 508D-4.5
- 3 [~~and~~], 508D-15[~~-~~], and 508D-_____."

4 SECTION 3. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 4. This Act shall take effect upon its approval.

7

INTRODUCED BY: 



S.B. NO. 293

Report Title:

Residential Real Property; Mandatory Disclosure; USPS Delivery

Description:

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.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

