

Honolulu, Hawaii

APR 24 2025

RE: S.B. No. 31
S.D. 2
H.D. 2
C.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

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

Sir and Madam:

Your Committee on Conference on the disagreeing vote of the Senate to the amendments proposed by the House of Representatives in S.B. No. 31, S.D. 2, H.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to authorize a person who discovers a recorded discriminatory restrictive covenant to take certain actions, without liability, to invalidate the covenant.

Your Committee on Conference finds that discriminatory restrictive covenants violate the rights and protections of certain protected classes and may hinder equitable access to housing. While unenforceable, discriminatory restrictive covenants remain in real estate records, embodying a history of discriminatory practices that do not align with the State's commitment to equality. This measure establishes a process for property owners to identify and invalidate



these unlawful restrictions without liability, promoting fair housing practices.

Your Committee on Conference has amended this measure by:

- (1) Making it effective upon its approval; and
- (2) Making a technical, nonsubstantive amendment for the purposes of clarity and consistency.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of S.B. No. 31, S.D. 2, H.D. 2, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 31, S.D. 2, H.D. 2, C.D. 1.

Respectfully submitted on behalf of the managers:

ON THE PART OF THE HOUSE

ON THE PART OF THE SENATE

ZAC

LUKE A. EVSLIN
Co-Chair

BS
STANLEY CHANG
Chair

M. P.
MAHINA POEPOE
Co-Chair

JK
BARRETT KEOHOKALOLE
Co-Chair

Karl Rhoads
KARL RHOADS
Co-Chair



Hawai'i State Legislature

CCR 20

Record of Votes of a
Conference Committee

Bill / Concurrent Resolution No.: SB 31, SD 2, HD 2	Date/Time: 4/21/25, 10:36am
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The recommendation of the House and Senate managers is to pass with amendments (CD).

The Committee is reconsidering its previous decision.

<input checked="" type="checkbox"/> The recommendation of the Senate Manager(s) is to AGREE to the House amendments made to the Senate Measure	<input checked="" type="checkbox"/> The recommendation of the House Manager(s) is to AGREE to the Senate amendments made to the House Measure.
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Senate Managers	A	WR	N	E	House Managers	A	WR	N	E
CHANG, Stanley, Chr.	✓				EVSLIN, Luke A., Co-Chr.	✓			
KEOHOKALOOLE, Jarrett, Co-Chr.	✓				POEPOE, Mahina, Co-Chr.	✓			
RHOADS, Karl, Co-Chr.	✓				GRANDINETTI, Tina Nakada	✓			
FEVELLA, Kurt	✓				MURAOKA, Christopher L.	✓			
TOTAL	4				TOTAL	4			

A = Aye WR = Aye with Reservations N = Nay E = Excused

Senate Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted	House Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted
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Senate Lead Chair's or Designee's Signature: 	House Lead Chair's or Designee's Signature:
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