

Mandatory Disclosure Legislation-Draft Bills

Two bills mandating disclosure by sellers and purchasers of coastal properties vulnerable to sea level rise were introduced in 2018 session of the Hawai'i State Legislature, but were not brought up for a hearing.

We will be introducing updated versions of these bills in both the House and Senate in the 2019 legislative session.

- SB 2442 was the seller's mandatory disclosure bill, requiring disclosure if a property is within a sea level rise exposure area as officially designated by the Hawaii climate change mitigation and adaptation commission or its successor.
- SB 694 was the purchaser's disclosure bill, requiring that every sale or transfer of oceanfront property include an oceanfront purchaser statement which includes acknowledgment by the purchaser or transferee that oceanfront properties are prone to various risks and special controls as enumerated in the bill, including those related to shoreline retreat due to coastal erosion. *(The bill needs to be revised to include sea level rise vulnerability as a risk category).*