**Legislative Committee Update**

April 5th is the second decking deadline, the final day for bills to move from their final committee in the non-originating chamber, and committee reports submitted to the clerk in order to meet the mandatory 48 hour review period before third reading. The second crossover deadline is April 11th, which is the final day in which bills must cross back over to their originating chamber. Any bill that fails to meet this deadline will not be passed this legislative session.

Only a few priority bills which NAIOP Hawaii has been opposing remain. The Legislative Committee continues to work with legislators to have these bills referred. Below is a brief list of the relevant bills that remain “alive.” A full list of legislative bills tracked in the 2019 state legislative session is available on the NAIOP Hawaii website.

**Tax Bills**

* **HB 475 - Relating to Taxation of Real Estate Investment Trusts** - Disallows dividends paid deduction for real estate investment trusts.
* **SB 301 - Relating to the Taxation of Real Estate Investment Trusts** - Disallows dividends paid deduction for real estate investment trusts.
* **SB 380 - Relating to the Transient Accommodations Tax** - Imposes the TAT on mandatory resort fees and requires that those fees be included in gross rental or gross rental proceeds.
* **SB 395 - Relating to Conveyance Tax** – Amends the exemption from conveyance tax for realty leases of less than 5 years by applying the exemption only to residential leases of 1 year or less.
* **SB 1120 - Relating to the Conveyance Tax** - Increases the rate of real estate conveyance tax for condominiums and single family residences ineligible for a county home-owner's exemption with a value of at least $2,000,000.
* **SB 1474 - Relating to Taxation** - Increases the general excise tax and use tax by 0.5% to provide a dedicated funding source for the department of education and the University of Hawaii.

**Housing/Condominium**

* **HB 811 – Relating to Condominiums** – Extends the safe harbor provisions found in section 45 of Act 181, Session Laws of Hawaii 2017, until 7/1/20 to provide sufficient time for condominium property regimes to update their developer's public reports.
* **HB 1349** – **Relating to Reserved Housing** – Prohibits the HCDA from allowing satisfaction of a project's affordable housing requirement through cash in lieu of providing reserved housing.
* **SB 1 - Relating to Housing** - Establishes the ALOHA homes program to facilitate the development of low-cost homes for sale to Hawaii residents on gpvernment-owned land near rail stations of the Honolulu rail transit system and to sell the leasehold interest in residential condominium units located on state lands for lease terms of 99 years.
* **SB 12 - Relating to Teacher Housing** - Authorizes development of a housing voucher program for full-time teachers.
* **SB 551 - Relating to Condominiums** - Clarifies that a condominium association may exercise nonjudicial or power of sale foreclosure remedies regardless of the presence or absence of power of sale language in an association's governing documents.

**Labor/Employment Bills**

* **HB 1191 - Relating to Minimum Wage** - Increases minimum wage rates annually from January 1, 2020 through January 1, 2024. Provides lower minimum wage rates for employees who receive employer-sponsored health benefits under the Hawaii Prepaid Health Care Act.
* **HB 1192 - Relating to Equal Pay** - Conforms statutory prohibitions against wage discrimination with other prohibitions on employment discrimination. Clarifies allowable justifications for compensation differentials and remedies for pay disparity and requires wage range disclosure.
* **SB 789 - Relating to Minimum Wage** - Increases the minimum wage to $12.00 per hour beginning 1/1/2020 and $15.00 per hour beginning 1/1/2023 and provides an income tax credit for qualifying small businesses to offset the increase in the minimum wage.

**Other Bills**

* **HB 1585 - Relating to the Environment** - Requires the Department of Business, Economic Development, and Tourism that provides rebates to persons who install a new electric vehicle charging system or upgrade an existing electric vehicle charging system. Creates, and appropriates moneys out of, the electric vehicle charging station rebate program special fund.
* **SB 1000 - Relating to Electric Vehicles** - Requires that on or after January 1, 2020, all new residential multi-family buildings that have ten or more parking stalls and new commercial buildings that have twenty or more parking stalls have at least twenty per cent of available parking stalls be electric vehicle charger ready.

NAIOP Hawaii Legislative Committee

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