



Association Executive Newsletter

MAY 2025

Aloha KBR Members and Affiliates!

KBR 2025 SCHOLARSHIP OPPORTUNITY!

ATTENTION KAUA'I GRADUATING SENIORS - CLASS OF 2025!

If you have a graduating senior or know someone who does, don't miss this opportunity!

(This scholarship opportunity has been shared with all high school counseling offices)

Application deadline, May 23, 2025

Please visit our website kbr@kauaiboard.com or call our office at (808) 245-4049 for further information.

MAY IS NAR REALTOR VOLUNTEER MONTH!

2025 NAR's REALTOR® VOLUNTEER DAYS

MAY 10-18

Join REALTORS® nationwide for a week of giving back! Together, we can make a real difference as we serve our neighbors and strengthen our communities.

JOIN US! FOR OUR VOLUNTEER DAY!

HABITAT FOR HUMANITY (HFH) ReStore in Hanapepe for a Hana Hana Day. Let's help make a real difference in our communities!

Thursday, May 15, 2025

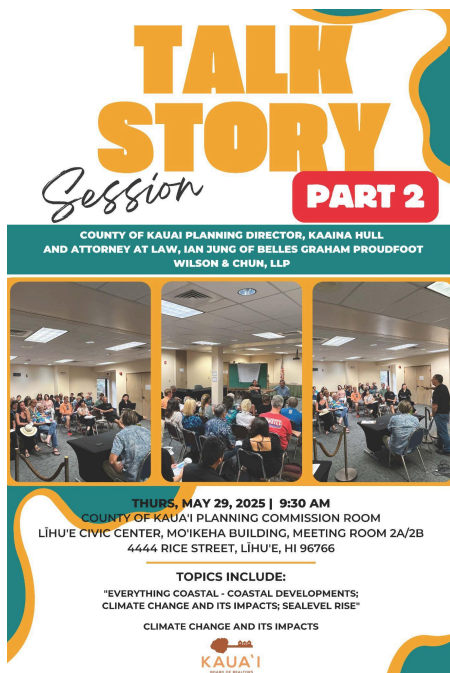
8:00am-12:00pm.

HFH is in need of your organizational skills in helping to organize the many donations they receive regularly for RESTORE.

[REGISTER HERE](#)

KBR MISSION STATEMENT: "Our mission is to elevate professionalism in our members and to advocate real property rights for all."

TALK STORY **PART 2** - Everything Coastal - Coastal Developments, Climate Change and its Impacts and Sea Level Rise.



COMING IN JUNE! If you missed our last in-person session covering - ADUs, ARUs, and Guest Houses, you don't want to miss another great opportunity.

Talk Story Session **PART 2** with Kaaina Hull, County of Kauai's Planning Director and Ian Jung of Belles, Graham Proudfoot Wilson & Chun LLP.

Topics include: "Everything Coastal" - Coastal Developments and Climate Change and its Impacts and Sea Level Rise.

Watch out for our e-news for registration details.

KEEPING YOU INFORMED:

NAR is pleased to share the latest consumer guide focused on overcoming barriers to homeownership. April was Fair Housing Month, and this guide covers the many laws, programs, financing options, and real estate professionals that help promote housing affordability and accessibility for all.

As a reminder, all guides in this series are available for download-in both English and Spanish-on facts.realtor. Please allow a few days for the Spanish version of the latest resource to be translated and uploaded. For ease of reference, below is a list of the most recent guides:

- [NEW: Overcoming Barriers to Homeownership](#)
- [NEW: Mortgage Interest Tax Deduction](#)
- [Understanding & Protecting Yourself from Title Fraud](#)
- [Buying Land and Building a New Home](#)
- [Deeds and Titles](#)
- [Alternative Listing Options](#)



NAR continues to develop new tools and guides to help members and consumers navigate the practice changes, click the image above for information.

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EDUCATION/CONTINUING EDUCATION:

Kaua`i Board of REALTORS®:

- **RESCHEDULED TO FALL - Tuesday, May 13 & Wednesday, May 14, 2025** - NAR GREEN Designation Course Instructor: John Shipman.
- **Friday, June 6, 2025** - Knowledge on the new VA Home Loan Benefits - Instructor Tony Dias - In-person class offering - Cost: \$65 member \$130 non-member.
- **Thursday, July 24 & Friday, July 25, 2025** - Strategies of the Purchase Contract - Instructor Milo Spindt - Cost: \$110 member \$220 non-member.
- **Thursday, August 7 & Friday, August 8, 2025** - Legal Issues - Instructor Kimo Stone - Cost: \$125 member \$250 non-member.
- **Thursday, September 4, 2025** - Strategies of the Buyers Representation Contract - Instructor Eren Look - Cost: \$65 member \$130 non-member.
- **Thursday, October 2 & Friday October 3, 2025** - Property Management & Landlord/Tenant - Instructor Lurline Johnson & Berton Hamamoto - Cost: \$125 member \$250 non-member.

Hawaii REALTORS:

- **May 15 @ 11:00 am**
5/15/25 Cost Segregation and Depreciation Recapture
- **May 19 @ 8:00 am**
5/19-20/2025 AI Powered Real Estate Professional
- **May 22 @ 8:00 am**
5/22/25 - CRS Creating Listing Abundance

Hawaii Information Services (HIS):

Newly released - Stories - A New Way to Market your Real Estate



What is Stories?

Stories isn't just another marketing tool—it's an experience designed to captivate, connect, and convert. With its interactive design and seamless navigation, your audience will be drawn in from the first page.

[Click - See What Stories Can Do](#)

HIMLS Training Schedule for March - [Click](#) for training dates.

KAUA`I BOARD OF REALTORS® (KBR) BUSINESS:

Membership Count as of April - 610 REALTOR Members and 22 Affiliates (602 REALTOR Members and 22 Affiliates at last reporting)

April 2025 Kaua`i Market Statistics (provided by Affiliate partner Old Republic Title.)

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CARAVAN SCHEDULE:

None scheduled at this time

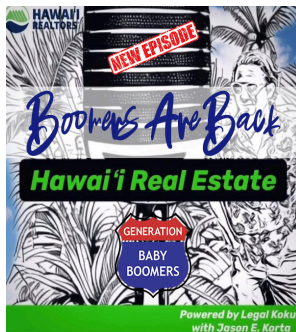
Caravan Policies

Contact the KBR office if you are interested in being a Caravan Coordinator.

NATIONAL ASSOCIATION OF REALTORS® (NAR)

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HAWAII ASSOCIATION OF REALTORS® (HAR):



NEW Episode: “Boomers Are Back”

Think you know who’s buying and selling in Hawai‘i? Think again. In this episode of the *Hawai‘i Real Estate* podcast (released May 6, 2025), we unpack how tax changes, insurance chaos, short-term rental laws, and costly new retrofit mandates control who’s selling and who’s buying Hawai‘i real estate this year. “Boomers Are Back” is sharp, fast, and full of the kind of insights you’ll wish you had *before* your next listing appointment.

This episode and all episodes can be viewed on the HAR [website](#) (Login required.)

HAR UPDATES:

- **[HAR Standard Forms: Feedback Needed for Proposed Revisions to Form.](#)**
- **[Legislative Update: Priority Issue Passes to Form Landlord-Tenant Working Group](#)**
(HAR Login Required)

Senate Concurrent Resolution 123, HD1, was passed by the Legislature last week. This measure forms a working group led by the Judiciary to review and improve the Residential Landlord-Tenant Code. Resolutions do not need to go to the Governor for approval and are adopted once it passes the Legislature.

Our Position: Established in 1972, the Residential Landlord-Tenant Code has never undergone comprehensive review, making it harder for landlords and tenants to navigate and possibly even discouraging property owners from renting their properties. This working group brings together stakeholders to identify challenges and propose solutions to expand rental housing availability.

64 Bills Did Not Pass That HAR Testified On

1. Increases in conveyance tax and capital gains tax
2. Rent control
3. Requiring landlords to ensure rental units are free of bed bugs at all times

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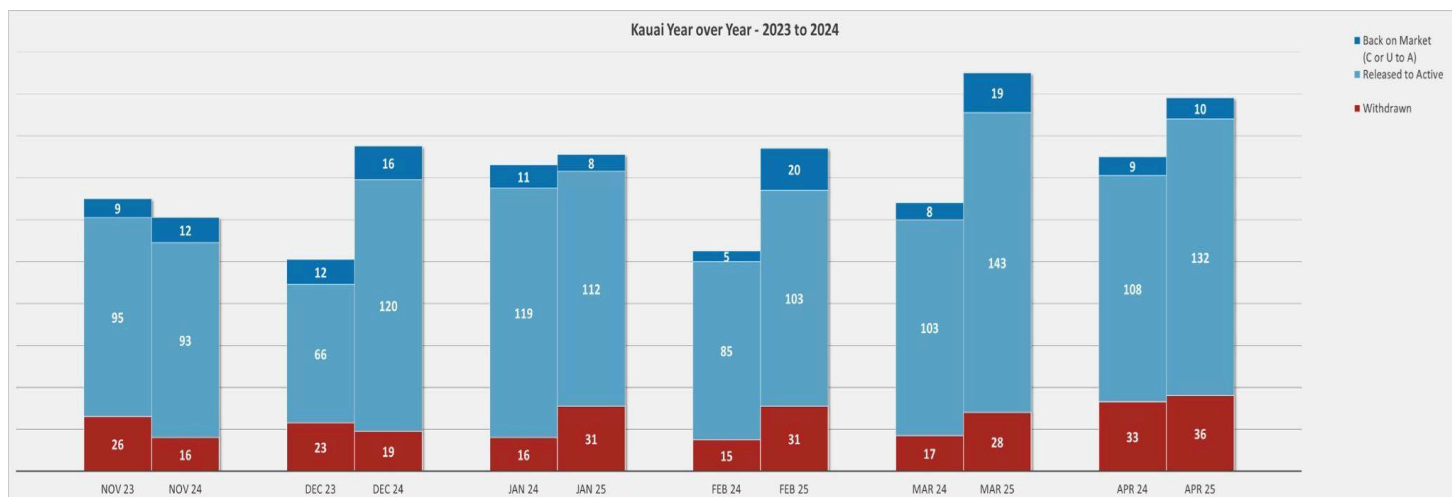
Bills We Supported That Passed Include:

1. Stabilizing condo property insurance and addressing maintenance needs
2. Clarifying the Contractor Repair Act to address frivolous lawsuits on housing developments
3. Creating an expedited permit process for single-family and multi-family housing projects

Session Ended May 2, 2025,. Stay tuned for HAR's Legislative Recap!

Mahalo nui,

Nani Sadora
Association Executive



COMMUNITY CORNER:



Click [here](#) for current community events happening throughout Kauai`i.

“Olelo Hawai`i”- Word of the Month

Ho'oikaika - strengthening or encouraging something to become strong.

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April 2025

Kauai Market Statistics



SINGLE-FAMILY HOMES

Median Sales Price Compared to March 2025

Days On Market: **63** ↑ **\$1,112,500** ↓

Active Listings: **189**

New Listings ↑

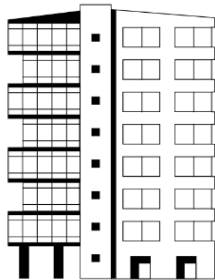
2024 2025

48 **65**

Sold Listings ↓

2024 2025

37 **34**



CONDOMINIUMS

Median Sales Price Compared to March 2025

Days On Market: **84** ↑ **\$862,500** ↓

Active Listings: **199**

New Listings ↑

2024 2025

42 **46**

Sold Listings ↑

2024 2025

26 **28**



LAND

Median Sales Price Compared to March 2025

Days On Market: **76** ↓ **\$735,000** ↓

Active Listings: **97**

New Listings ↑

2024 2025

16 **17**

Sold Listings ↑

2024 2025

12 **12**