

Name of agency/organization: Mary Begier Realty

Contact person/phone/email: Joy Dillon; [REDACTED]

Thank you for taking the time to answer these questions.

1. In your experience, how prevalent is the issue of squatting and adverse possession?

It is somewhat prevalent.

2. In what communities and districts do squatting and adverse possession appear most prominent?

Hawaiian Paradise Park; Hawaiian Beaches, Parks and Shores; Orchid Land; Leilani Estates. It has also happened in Kapoho but not frequently.

3. When you receive notice or a complaint about these situations, what is your normal course of action?

I have not had a situation myself but have heard from other REALTORS® who experienced it firsthand. If I was involved in one of these situations I would first confront the squatters with others present. If they refused to cooperate I would then call police.

4. What kinds of complications have arisen in the past that have prevented a successful resolution of the situation?

Police cannot take action unless the owner of the home makes a complaint. Many times the properties are foreclosures or in the process of being foreclosed and the owners have left the property or the lender is now the owner. Lenders are most often large corporations and it is almost impossible to find a helpful contact.

5. For those situations that have been successfully resolved, please describe what happened.

I, personally, have not resolved a situation. However, in my neighborhood, neighbors banding together confronted squatters and were able to convince them to vacate.

6. What happens when you contact or try to contact the owner of record?

See above.

7. What solutions would you recommend?

If a property is for sale then the REALTOR® should be contacted to find out who the owner is. If an owner or owner contact cannot be located then the police should have the authority to take action to evict the squatters.

8. Are there any other comments you would like to make?

I believe that we need a law that enables police to take action against squatters.