STAND. COM. REP. NO.

Honolulu, Hawaii

MAR 0.5 ' 2021

RE: H.B. No. 1376

H.D. 2

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2021 State of Hawaii

Sir:

Your Committee on Finance, to which was referred H.B. No. 1376, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO THE LANDLORD-TENANT CODE,"

begs leave to report as follows:

The purpose of this measure is to provide a balanced, fair procedure for landlords and tenants to seek rental assistance and mediate and negotiate a resolution before a landlord evicts a tenant. Specifically, this measure:

- (1) Extends the period for a notice of summary possession from five days to fifteen days;
- (2) Requires landlords to enter into mediation and delays when a landlord may seek possession of a dwelling unit if the tenant schedules or attempts to schedule mediation;
- (3) Requires landlords to provide the notice to mediation centers that offer free mediation for residential landlord-tenant disputes;
- (4) Restricts when a landlord may exercise these remedies depending on the amount of rent due;

- (5) Appropriates funds for the Judiciary to contract for mediation services; and
- (6) Repeals one year after the expiration date of the final eviction moratorium imposed pursuant to a COVID-19 State of Emergency Proclamation.

Your Committee received testimony in support of this measure from the Department of Commerce and Consumer Affairs, Hawaii Housing Finance and Development Corporation, Hawaii Association of REALTORS, Legal Aid Society of Hawaii, and two individuals. Your Committee received comments on this measure from the Judiciary, Catholic Charities Hawaii, Hawaii Appleseed Center for Law & Economic Justice, and Medical-Legal Partnership Hawaii.

Your Committee has amended this measure by:

- (1) Changing the appropriation to the Judiciary for mediation services to unspecified amounts; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Finance that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1376, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as H.B. No. 1376, H.D. 2.

Respectfully submitted on behalf of the members of the Committee on Finance,

SYLVIA LUKE, Chair

State of Hawaii House of Representatives The Thirty-first Legislature HSC2 887

Record of Votes of the Committee on Finance

Bill/Resolution No.:	Committee Referral:	Date:	Date: 2 - 24 - 2021		
The committee is reconsidering its previous decision on the measure.					
The recommendation is to: ☐ Pass, unamended (as is) ☐ Pass, with amendments (HD) ☐ Hold ☐ Pass short form bill with HD to recommit for future public hearing (recommit)					
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FIN Members	Ayes	Ayes (WR)	Nays	Excused	
1. LUKE, Sylvia (C)	✓				
2. CULLEN, Ty J.K. (VC)	<u> </u>				
3. BRANCO, Patrick Pihana					
4. ELI, Stacelynn K.M.					
5. HOLT, Daniel			***************************************		
6. ILAGAN, Greggor					
7. KOBAYASHI, Bertrand					
8. MARTEN, Lisa					
9. NISHIMOTO, Scott Y.	<u> </u>				
10. PERRUSO, Amy A.					
11. SAYAMA, Jackson D.					
12. TAM, Adrian K.					
13. WILDBERGER, Tina	<i>y</i>				
14. YAMASHITA, Kyle T.					
15. McDERMOTT, Bob	- J				
TOTAL (15)	. 15	Ø	\emptyset	Ø	
The recommendation is: Adopted Not Adopted					
If joint referral, did not support recommendation.					
(10,11,-					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					