STAND. COM. REP. NO. 218

Honolulu, Hawaii

, 2025 FEB 06

H.B. No. 464 RE: H.D. 1

Honorable Nadine K. Nakamura Speaker, House of Representatives Thirty-Third State Legislature Regular Session of 2025 State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 464 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose of this measure is to improve tenants' ability to secure adequate housing by:

- (1)Requiring, for tenancies greater than ninety days, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any termination of a rental agreement sixty days before the expiration of the original rental agreement;
- (2) Requiring ninety days' notice for a landlord or tenant to terminate tenancies of three years or more and sixty days' notice to terminate tenancies of less than three years, with certain exceptions; and
- (3) Increasing the amount of notice required to terminate tenancies that are less than month-to-month.

Your Committee received testimony in support of this measure from the Maui Housing Hui; Hawaii Appleseed Center for Law & Economic Justice; Hawai'i Workers Center; Catholic Charities

Hawai'i; and numerous individuals. Your Committee received comments on this measure from the Department of the Attorney General and Hawai'i Association of REALTORS.

Your Committee finds that ample notice periods for rent increases and termination of rental agreements is essential for tenants to plan their housing arrangements and for landlords to manage their properties effectively. However, when a landlord exercises terminations rights under the Residential Landlord-Tenant Code, tenants may experience sudden displacement. This measure ensures housing stability for working families by increasing protections for tenants, while ensuring transparency and fairness in rental agreements.

Your Committee has amended this measure by:

- (1) Clarifying that this measure shall not impair existing rental agreements and rental agreement renewals entered into before the effective date;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making a technical, nonsubstantive amendment for clarity, consistency, and style.

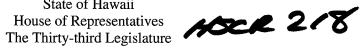
As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 464, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 464, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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

LUKE A. EVSLIN, Chair

2025-1313 HB464 HD1 HSCR HMSO

State of Hawaii



Record of Votes of the Committee on Housing

	Bill/Resolution No.: Committee HB 464 HSG	e Referral: CPC, JH	Date	1/31/2	<u> </u>	
HSG Members Ayes Ayes (WR) Nays Excused 1. EVSLIN, Luke A. (C) 2. MIVAKE, Tyson K. (VC) 3. COCHRAN, Elle 4. GRANDINETTI, Tina Nakada 5. KILA, Darius K. 6. KITAGAWA, Lisa 7. LA CHICA, Trish 8. MURAOKA, Christopher L. 9. PIERICK, Elijah TOTAL (9) The recommendation is: 1. Adopted If joint referral,	☐ The committee is reconsidering its previous decision on the measure.					
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Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO	Vice Chair's or designee's signature:					
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