

STAND. COM. REP. NO.

2030

Honolulu, Hawaii

APR 04

, 2025

RE: S.B. No. 822
S.D. 2
H.D. 2

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

Madame:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred S.B. No. 822, S.D. 2, 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:

- (1) Establish a three-year Residential Landlord-Tenant Code Working Group to research and improve the Residential-Landlord Tenant Code; and
- (2) Require an initial report to the Legislature prior to the Regular Session of 2026 and a final report no later than July 1, 2028.

Your Committee received testimony in support of this measure from the Judiciary; Office of Housing and Community Development of the County of Hawai'i; Hawai'i Association of REALTORS; and Hawaii Workers Center. Your Committee received testimony in opposition to this measure from the Department of the Attorney General.

Your Committee finds that rental housing is a critical component of Hawaii's housing market, with a significant portion of residents relying on rental properties for stability. However,

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the complexity of landlord-tenant laws and legal proceedings creates challenges for landlords and tenants, often leading to disputes, uncertainty, and an increased burden on the judicial system. This measure will facilitate collaboration among key stakeholders to identify issues, develop solutions, and enhance the rental housing market, ultimately increasing housing availability and stability for Hawaii residents.

Your Committee has amended this measure by:

- (1) Placing the Residential Landlord-Tenant Code Working Group (Working Group) within the Judiciary, rather than the Department of the Attorney General, and updating the membership of the Working Group;
- (2) Amending the scope of the Working Group;
- (3) Deleting the savings clause; and
- (4) 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 Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 822, S.D. 2, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 822, S.D. 2, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Judiciary &
Hawaiian Affairs,



DAVID A. TARNAS, Chair



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Bill/Resolution No.: SB822 UD2 HD1	Committee Referral: CPC, JHA	Date: 04/02/2025		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
JHA Members	Ayes	Ayes (WR)	Nays	Excused
1. TARNAS, David A. (C)	✓			
2. POEPOE, Mahina (VC)	✓			
3. BELATTI, Della Au	✓			
4. COCHRAN, Elle				✓
5. HASHEM, Mark J.	✓			
6. KAHALOA, Kirstin	✓			
7. PERRUSO, Amy A.	✓			
8. TAKAYAMA, Gregg	✓			
9. TODD, Chris	✓			
10. GARCIA, Diamond		✓		
11. SHIMIZU, Garner M.	✓			
TOTAL (11)	9	1	0	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)				
Vice Chair's or designee's signature: _____				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				