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# A BILL FOR AN ACT

RELATING TO THE LANDLORD TENANT CODE.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1       SECTION 1. The legislature finds that rental housing is a  
2 vital source of housing for many working families and residents  
3 in Hawaii, with 38.2 per cent of Hawaii residents living as  
4 renters, according to the university of Hawaii economic research  
5 organization's 2024 Hawaii Housing Factbook. Increasing the  
6 availability of rental housing is essential to addressing  
7 Hawaii's housing shortage and ensuring stability for residents.

8       The legislature further finds that landlord-tenant  
9 relationships are governed by various federal and state laws,  
10 which require clear understanding and compliance to ensure fair  
11 and equitable treatment for landlords and tenants. The  
12 increasing complexity of these laws and navigating the court  
13 process can also create difficulties for landlords and tenants.

14       The legislature further finds that making improvements to  
15 the Residential Landlord-Tenant Code may help landlords have  
16 more certainty and confidence in their ability to rent their  
17 properties and provide Hawaii residents with much needed



1 housing. In addition, clarifying the Residential Landlord-  
2 Tenant Code will reduce the number of cases that are brought to  
3 court, thus alleviating the burden placed on the judicial  
4 system.

5 Accordingly, the purpose of this Act is to establish a  
6 three-year working group to conduct a comprehensive review of  
7 the Residential Landlord-Tenant Code and recommend necessary  
8 updates.

9 SECTION 2. (a) There shall be established a three-year  
10 residential landlord-tenant code working group within the  
11 judiciary to:

12 (1) Conduct a comprehensive review of the Residential  
13 Landlord-Tenant Code to determine if any amendments or  
14 updates are necessary;

15 (2) Review existing mechanisms available to landlords and  
16 tenants for the enforcement of rights under the  
17 Residential Landlord-Tenant Code; and

18 (3) Consider the feasibility of statutory processes  
19 through which injunctive relief might be obtained.

20 (b) The working group shall consist of the following  
21 members:



- 1           (1) The chief justice of the Hawaii supreme court, or the  
2           chief justice's designee, who shall serve as the  
3           chairperson of the working group;
- 4           (2) The president of the senate, or the president's  
5           designee;
- 6           (3) The speaker of the house of representatives, or the  
7           speaker's designee;
- 8           (4) An attorney specializing in landlord-tenant laws, to  
9           be invited by the chairperson;
- 10          (5) One member who owns and manages a property, but is not  
11          a real estate licensee, to be invited by the  
12          chairperson;
- 13          (6) Two members from organizations representing  
14          professional property managers, to be invited as  
15          follows:
- 16                (A) One member to be invited by the president of the  
17                senate, or the president's designee; and
- 18                (B) One member to be invited by the speaker of the  
19                house of representatives, or the speaker's  
20                designee;



1           (7) Two members from organizations representing tenant  
2           concerns, to be invited as follows:

3           (A) One member to be invited by the president of the  
4           senate, or the president's designee; and

5           (B) One member to be invited by the speaker of the  
6           house of representatives, or the speaker's  
7           designee; and

8           (8) Any other member deemed necessary by the working group  
9           who provides the appropriate special expertise,  
10          including representatives from organizations with  
11          experience in landlord or tenant issues, upon approval  
12          by the chairperson.

13          (c) The members of the working group shall serve without  
14          compensation.

15          (d) No member of the working group shall be subject to  
16          chapter 84, Hawaii Revised Statutes, solely because of the  
17          member's participation in the working group.

18          (e) The working group shall submit an initial report of  
19          its findings and recommendations, including any proposed  
20          legislation, to the legislature no later than twenty days prior  
21          to the convening of the regular session of 2026, and a final



1 report of its findings and recommendations, including any  
2 proposed legislation, to the legislature no later than July 1,  
3 2028.

4 (f) An initial meeting of the working group shall be  
5 convened no later than July 1, 2025.

6 (g) The working group shall be dissolved on July 1, 2028.

7 SECTION 3. This Act shall take effect on July 1, 3000.



# S.B. NO. 822

S.D. 2  
H.D. 2

**Report Title:**

Judiciary; Landlord-Tenant Code; Working Group; Reports

**Description:**

Establishes a three-year Residential Landlord-Tenant Code Working Group within the Judiciary. Requires an initial report to the Legislature prior to the Regular Session of 2026 and a final report no later than 7/1/2028. Effective 7/1/3000. (HD2)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

