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# SENATE CONCURRENT RESOLUTION

REQUESTING THE JUDICIARY TO CONVENE A WORKING GROUP TO REVIEW  
THE RESIDENTIAL LANDLORD-TENANT CODE TO DETERMINE IF ANY  
AMENDMENTS OR UPDATES ARE NECESSARY TO IMPROVE LANDLORD-  
TENANT INTERACTIONS AND ADDRESS OTHER HOUSING ISSUES.

1 WHEREAS, rental housing is a vital source of housing for  
2 many working families, residents, and locals in Hawaii, with  
3 38.2 percent of Hawaii residents living as renters, according to  
4 the Economic Research Organization at the University of Hawaii's  
5 2024 Hawaii Housing Factbook; and

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7 WHEREAS, landlord-tenant relationships are governed by  
8 various state and federal laws, requiring clear understanding  
9 and compliance to ensure fair and equitable treatment for  
10 tenants and housing providers alike; and

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12 WHEREAS, the increasing complexity of these laws and  
13 navigating the court process can create difficulties for tenants  
14 and housing providers; and

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16 WHEREAS, clarifying landlord-tenant laws will reduce the  
17 number of cases that are brought to court, thus alleviating the  
18 burden placed on the judicial system; and

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20 WHEREAS, making improvements to the landlord-tenant law  
21 will help housing providers to have more certainty and  
22 confidence in their ability to rent their properties and provide  
23 Hawaii residents with much needed housing; and

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25 WHEREAS, establishing a working group dedicated to  
26 researching and improving the landlord-tenant code and  
27 addressing any other relevant landlord-tenant issues would  
28 provide an opportunity for collaboration among key stakeholders



1 to identify concerns, evaluate potential solutions, and  
2 recommend best practices; now, therefore,

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4 BE IT RESOLVED by the Senate of the Thirty-third  
5 Legislature of the State of Hawaii, Regular Session of 2025, the  
6 House of Representatives concurring, that the Judiciary is  
7 requested to convene a three-year working group to review the  
8 Residential Landlord-Tenant Code to determine if any amendments  
9 or updates are necessary to improve landlord-tenant interactions  
10 and address other housing issues, including:

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12 (1) Conducting a comprehensive review of the Residential  
13 Landlord-Tenant Code to determine if any amendments or  
14 updates are necessary;  
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16 (2) Reviewing existing mechanisms available to landlords  
17 and tenants for the enforcement of rights under the  
18 Residential Landlord-Tenant Code;  
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20 (3) Determining problem areas that impact property  
21 managers, tenants, and property owners and whether  
22 educational resources or other solutions can help  
23 address those challenges;  
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25 (4) Considering the feasibility of statutory processes  
26 through which injunctive relief might be obtained; and  
27  
28 (5) Exploring any other feasible ideas or relevant  
29 solutions, pursuant to the discretion of the working  
30 group; and  
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32 BE IT FURTHER RESOLVED that the working group is requested  
33 to be comprised of the following members:

- 34  
35 (1) (1) The Chief Justice of the Hawaii Supreme Court, or  
36 their designee, who is requested to serve as the  
37 chairperson of the working group;  
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39 (2) The President of the Senate, or their designee;  
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41 (3) The Speaker of the House of Representatives, or their  
42 designee;



- (4) The Attorney General, or their designee;
- (5) The Executive Director of the Office of Consumer Protection of the Department of Commerce and Consumer Affairs, or their designee;
- (6) An attorney specializing in landlord-tenant laws, to be invited by the chairperson;
- (7) One individual who owns rental property in the State that they are managing personally, but who is not a real estate licensee, to be invited by the chairperson;
- (8) Two members from organizations representing professional property managers--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee;
- (9) Two members from organizations representing tenant concerns--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee; and
- (10) Any other member deemed necessary that provides the appropriate special expertise, including representatives from organizations with experience in landlord or tenant issues, upon approval by the chairperson; and

BE IT FURTHER RESOLVED that an initial meeting of the working group be convened no later than July 1, 2025; and

BE IT FURTHER RESOLVED that the working group is requested, with the assistance of the Judiciary, to submit an initial report of its findings to the Legislature no later than twenty days prior to the convening of the Regular Session of 2026; and



1 BE IT FURTHER RESOLVED that certified copies of this  
2 Concurrent Resolution be transmitted to the Chief Justice of the  
3 Hawaii Supreme Court, President of the Senate, Speaker of the  
4 House of Representatives, Attorney General, and Executive  
5 Director of the Office of Consumer Protection of the Department  
6 of Commerce and Consumer Affairs.  
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