STAND. COM. REP. NO. 100 -24

Honolulu, Hawaii

MAR 15 ' 2024

RE: S.B. No. 2132

S.D. 1 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-Second State Legislature Regular Session of 2024 State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred S.B. No. 2132, S.D. 1, entitled:

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

begs leave to report as follows:

The purpose of this measure is to:

- (1) Amend the deadlines related to the repair of conditions that constitute health or safety violations and the payment of past due rent; and
- (2) Increase the amount that may be deducted from a tenant's rent for the tenant's actual expenditures to correct health or safety violations and defective conditions.

Your Committee received testimony in support of this measure from Hawai'i Children's Action Network Speaks!; Hawai'i Workers Center; and two individuals. Your Committee received testimony in opposition to this measure from two individuals. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that the existing Residential Landlord-Tenant Code does not provide sufficient protections for tenants facing urgent repairs in their rented accommodations. This measure, by increasing the amount that may be withheld from the tenant's rent for actual expenditures, will encourage prompt maintenance and safeguard the well-being of tenants and habitability of rental units.

Your Committee has amended this measure by:

- (1) Changing the deadline related to the repair of conditions that constitute health or safety violations from ten calendar days to seven calendar days;
- (2) Deleting language that amended the deadline for a tenant to pay past due rent to be no less than ten calendar days after a notice;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; 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 Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2132, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2132, S.D. 1, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on behalf of the members of the Committee on Consumer Protection & Commerce,

MARK M. NAKASHIMA, Chair

State of Hawaii

House of Representatives
The Thirty-second Legislature

HSCR 1130-24

Record of Votes of the Committee on Consumer Protection & Commerce

	mmittee Referral: PC、JHA	Date: 03-12-2+		
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)				
CPC Members	Ayes	Ayes (WR)	Nays	Excused
1. NAKASHIMA, Mark M. (C)				
2. SAYAMA, Jackson D. (VC)				
				16 j. il. il.
3. AMATO, Terez				
4. BELATTI, Della Au		1. 11. 2. 200 San	South Spring 1	
5. HASHEM, Mark J.	a. 1983 (45) (1986) (1987) (1987)			100 Maria 100 Personal 100 Maria 100 Mar
6 ULISSEY PUDDICK Notalia				
6. HUSSEY-BURDICK, Natalia				
7. GATES, Cedric Asuega				
			Till biggilen i han	
8. LOWEN, Nicole E.				
		A.C. Fally		
9. ONISHI, Richard H.K.				
10. TAM, Adrian K.				
11. PIERICK, Elijah				
TOTAL (11)	6	1	1	3
The recommendation is: 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				