

February 16, 2024

The Honorable Jarrett Keohokalole, Chair

Senate Committee on Commerce and Consumer Protection
State Capitol, Conference Room 229 & Videoconference

RE: Senate Bill 3211, Relating to Security Deposits

HEARING: Friday, February 16, 2024, at 9:30 a.m.

Aloha Chair Keohokalole, Vice Chair Fukunaga, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 11,000 members. HAR provides **comments** on Senate Bill 3211, which requires landlords to change or rekey all locks to a residential property before the tenant's date of initial occupancy for any lease period of six months or longer. Provides a grace period of thirty days after the tenant's date of initial occupancy.

As good practice, property managers often change the locks or utilize smart locks to re-key doors easily after a tenant moves out. However, properties can have more locks than just the unit's front door key. Homes can have various keys for front and back entrances, gates, storage areas, and so forth. Condominiums may also have locks restricting access to entryways, common spaces, gyms, parking garages, etc. Additionally, many condominiums require commercial locks or key fobs which can be very expensive to replace.

Moreover, the measure can broadly be interpreted to require that locks would need to be replaced or changed for the entire condominium complex or home if multiple unrelated tenants are living together, which would be burdensome, impractical, and affect the other property owners or tenants living in the building or home every time someone moves out. The property manager may also not have the authority to change certain locks as well in the example of entryways, common spaces, parking garages, etc. for a condominium complex.

Changing locks or utilizing smart locks when practical on appropriate locks is already a good practice that many housing providers already follow and we do not believe an additional mandate is necessary.

Mahalo for the opportunity to testify.

SB-3211

Submitted on: 2/14/2024 9:41:21 AM

Testimony for CPN on 2/16/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Corinne Solomon	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB3211