

STAND. COM. REP. NO. **676**-24

Honolulu, Hawaii
, 2024

FEB 29

RE: H.B. No. 2094
H.D. 1

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

Sir:

Your Committees on Consumer Protection & Commerce and
Judiciary & Hawaiian Affairs, to which was referred H.B. No. 2094
entitled:

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

beg leave to report as follows:

The purpose of this measure is to require a landlord, for any
residential rental agreement with a term of six months or greater,
to change or rekey all locks to the residential property before
the tenant's date of initial occupancy, with a grace period of
thirty days.

Your Committees received testimony in support of this measure
from one individual. Your Committees received testimony in
opposition to this measure from one individual. Your Committees
received comments on this measure from the Hawai'i Association of
REALTORS.

Your Committees find that, as a good practice, landlords or
property managers change the locks or utilize smart locks to rekey
doors easily after a tenant moves out. Your Committees further
find that tenants who enter into rental agreements for longer
terms of tenancy have reasonable expectations of exclusive access
to the property. This measure reinforces that expectation by

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requiring the landlord to change or rekey all locks to the property for any residential rental agreement with a term of six months or greater.

Your Committees note that the intent of this measure is limited to those locks under the control of the landlord that provide exclusive access to the individual living spaces of the tenant and not to the locks that provide access to general or common areas.

Your Committees have amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Consumer Protection & Commerce and Judiciary & Hawaiian Affairs that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2094, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2094, H.D. 1, and be placed on the calendar for Third Reading.

Respectfully submitted on
behalf of the members of the
Committees on Consumer
Protection & Commerce and
Judiciary & Hawaiian Affairs,



DAVID A. TARNAS, Chair



MARK M. NAKASHIMA, Chair



State of Hawaii
House of Representatives
The Thirty-second Legislature

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Record of Votes of the Committee on Consumer Protection & Commerce

Bill/Resolution No.: HB2094	Committee Referral: CPC/JHA	Date: 02-15-24		
<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)				
CPC Members	Ayes	Ayes (WR)	Nays	Excused
1. NAKASHIMA, Mark M. (C)	/			
2. SAYAMA, Jackson D. (VC)	/			
3. AMATO, Terez	/			
4. BELATTI, Della Au	/			
5. HASHEM, Mark J.	/			
6. HUSSEY-BURDICK, Natalia				/
7. GATES, Cedric Asuega				/
8. LOWEN, Nicole E.	/			
9. ONISHI, Richard H.K.		/		
10. TAM, Adrian K.		/		
11. PIERICK, Elijah			/	
TOTAL (11)	6	2	1	2
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="text-align: center; font-size: 10pt;">committee acronym(s)</div>				
Vice Chair's or designee's signature:				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				

