

March 27, 2024

The Honorable David A. Tarnas, Chair

House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 325 & Videoconference

RE: Senate Bill 2834, SD1, HD1, Relating to the Landlord-Tenant Code

HEARING: Wednesday, March 27, 2024, at 2:00 p.m.

Aloha Chair Tarnas, Vice Chair Takayama, 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 **supports** Senate Bill 2834, SD1, HD1, which amends the Residential Landlord-Tenant Code to provide for a process to dispose of the tenant's personal property and surrender the dwelling unit to a landlord when there is a death of a tenant. Effective 7/1/3000.

HAR appreciates the amendments made in the previous Committee to allow a family member who comes forward to be considered the representative for purposes of commencing the process for disposing of the deceased tenant's personal property and clarifying the time periods specified as calendar days. We support this version of the bill and appreciate its intent to provide clarity to the Landlord-Tenant Code should a tenant unfortunately pass away.

This measure would likely require HAR to amend our Standard Forms. HAR provides Standard Forms for the entire industry to utilize which are regularly updated to keep in compliance with current law. Therefore, we would respectfully request an implementation date of November 1, 2024 to coincide with our next updated Standard Forms release schedule.

Mahalo for the opportunity to testify on this measure.