
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

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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:

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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;



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- (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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