

STAND. COM. REP. NO.

121

Honolulu, Hawaii

FEB 04 , 2025

RE: H.B. No. 1433
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Consumer Protection & Commerce, to which
was referred H.B. No. 1433 entitled:

"A BILL FOR AN ACT RELATING TO EVICTION MEDIATION,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) For a one-year pilot period beginning on February 5, 2026:
 - (A) Modify the notice requirements when terminating a rental agreement on or after February 5, 2026;
 - (B) Require tenants and landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule mediation; and
 - (C) Require landlords to provide specific information to tenants; and
- (2) Appropriate funds for the Judiciary to contract for mediation services.



Your Committee received testimony in support of this measure from the Judiciary; Mediation Center of the Pacific; and nine individuals. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that Act 57, Session Laws of Hawaii 2021 (Act 57), established a temporary Pre-Litigation Mediation Program to address the potential high volume of evictions as a result of the COVID-19 pandemic. Through the program, mediation assisted many low-income renters to avoid eviction or allowed a negotiated move-out that avoided further judicial proceedings and judgments, while also ensuring that landlords received their payments. The Program succeeded in mediating agreements for eighty-five percent of disputes, allowing tenants to remain in their residences and providing stability to their housing situation.

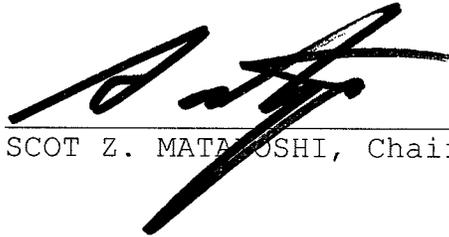
Your Committee further finds that even after the expiration of Act 57, mediation has shown to be an effective tool in amicably resolving eviction disputes. After the expiration of Act 57, the Mediation Center of the Pacific continued to offer mediation services for eviction disputes. The Center mediated ninety-six early eviction cases with ninety percent resulting in final agreements, which includes payment plans or providing tenants with more time to find alternative living arrangements. This measure will reimplement some of the successful provisions of Act 57 by requiring mediation between tenants and landlords to prevent evictions, thereby allowing families to remain in stable housing and children to continue to attend their community schools and maintain their social connections.

Your Committee has amended this measure by:

- (1) Changing the length of time for which a landlord must delay the filing of a suit for summary possession when mediation is scheduled and a tenant participates, from twenty days to an unspecified number of days;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) 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 H.B. No. 1433, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1433, 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,



SCOT Z. MATSUMOTO, Chair



Record of Votes of the Committee on Consumer Protection & Commerce

Bill/Resolution No.: HB 1433	Committee Referral: CPC, JHA, FIN	Date: 1/29/25		
<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. MATAYOSHI, Scot Z. (C)	✓			
2. CHUN, Cory M. (VC)	✓			
3. ILAGAN, Greggor	✓			
4. ICHIYAMA, Linda	✓			
5. IWAMOTO, Kim Coco	✓			
6. KONG, Sam Satoru	✓			
7. LOWEN, Nicole E.				✓
8. MARTEN, Lisa	✓			
9. TAM, Adrian K.	✓			
10. PIERICK, Elijah			✓	
TOTAL (10)	8		1	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not 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				