

STAND. COM. REP. NO.

218

Honolulu, Hawaii

FEB 06 , 2025

RE: H.B. No. 464
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 Housing, to which was referred H.B. No. 464
entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose of this measure is to improve tenants' ability to
secure adequate housing by:

- (1) Requiring, for tenancies greater than ninety days, a
landlord to notify a tenant of any intent to raise the
rent for any subsequent rental agreement or any
termination of a rental agreement sixty days before the
expiration of the original rental agreement;
- (2) Requiring ninety days' notice for a landlord or tenant
to terminate tenancies of three years or more and sixty
days' notice to terminate tenancies of less than three
years, with certain exceptions; and
- (3) Increasing the amount of notice required to terminate
tenancies that are less than month-to-month.

Your Committee received testimony in support of this measure
from the Maui Housing Hui; Hawaii Appleseed Center for Law &
Economic Justice; Hawai'i Workers Center; Catholic Charities

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Hawai'i; and numerous individuals. Your Committee received comments on this measure from the Department of the Attorney General and Hawai'i Association of REALTORS.

Your Committee finds that ample notice periods for rent increases and termination of rental agreements is essential for tenants to plan their housing arrangements and for landlords to manage their properties effectively. However, when a landlord exercises terminations rights under the Residential Landlord-Tenant Code, tenants may experience sudden displacement. This measure ensures housing stability for working families by increasing protections for tenants, while ensuring transparency and fairness in rental agreements.

Your Committee has amended this measure by:

- (1) Clarifying that this measure shall not impair existing rental agreements and rental agreement renewals entered into before the effective date;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making a technical, nonsubstantive amendment for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 464, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 464, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



LUKE A. EVSLIN, Chair



