

STAND. COM. REP. NO. 986

Honolulu, Hawaii

**FEB 28 2025**

RE: S.B. No. 157  
S.D. 2

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Sir:

Your Committees on Judiciary and Ways and Means, to which was referred S.B. No. 157, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO ANTITRUST,"

beg leave to report as follows:

The purpose and intent of this measure is to prevent artificially inflated rental prices by prohibiting the use of algorithmic price-setting in Hawaii's rental market.

Your Committees received testimony in support of this measure from the Hawai'i Civil Rights Commission.

Your Committees received testimony in opposition to this measure from the Department of the Attorney General.

Your Committees received comments on this measure from the Hawai'i Association of REALTORS, TechNet, and Maui Chamber of Commerce.

Your Committees find that the State is in the midst of an affordable housing crisis, with the highest median rent in the nation. Your Committees also find that landlords of residential housing use property management software to raise rental housing prices, which may have contributed to recent increases in the State. Landlords engaging with the property management software supply real-time prices and additional lease information to



companies managing the software, who proceed to use algorithms to fix rental prices. As a result, competition decreases and rental prices typically increase. This measure will help to address the cost of housing in the State by deterring monopolies or near-monopolies and promoting fair competition in the State's housing market.

Your Committees have amended this measure by:

- (1) Deleting language that would have prohibited a rental property owner, or any agent, representative, or subcontractor thereof, to subscribe to, contract with, or otherwise exchange any form of consideration in return for the use of services of a coordinator;
- (2) Prohibiting a coordinator from performing coordinating functions; and
- (3) Clarifying that a coordinator is prohibited from facilitating an agreement among rental property owners that restricts competition with respect to the pricing, lease terms, or ideal occupancy levels for residential dwelling units.

As affirmed by the records of votes of the members of your Committees on Judiciary and Ways and Means that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 157, S.D. 1, as amended herein, and recommend that it pass Third Reading in the form attached hereto as S.B. No. 157, S.D. 2.

Respectfully submitted on  
behalf of the members of the  
Committees on Judiciary and  
Ways and Means,

  
DONOVAN M. DELA CRUZ, Chair

  
KARL RHOADS, Chair





The Senate  
 Thirty-Third Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Ways and Means**  
**WAM**

Bill / Resolution No.:* <b>SB 157 SD1</b>	Committee Referral: <b>CPN, JDC/WAM</b>	Date: <b>2-26-2025</b>
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The Committee is reconsidering its previous decision on this measure.  
 If so, then the previous decision was to: \_\_\_\_\_

The Recommendation is:

Pass, unamended 2312    
  Pass, with amendments 2311    
 Hold 2310    
 Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	X			
MORIWAKI, Sharon Y. (VC)	X			
AQUINO, Henry J.C.	X			
DECOITE, Lynn	X			
ELEFANTE, Brandon J.C.	X			
HASHIMOTO, Troy N.	X			
INOUYE, Lorraine R.	X			
KANUHA, Dru Mamo	X			
KIDANI, Michelle N.	X			
KIM, Donna Mercado	X			
LEE, Chris	X			
WAKAI, Glenn	X			
FEVELLA, Kurt	X			
<b>TOTAL</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>

Recommendation:    
 Adopted    
 Not Adopted

Chair's or Designee's Signature:

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\*Only one measure per Record of Votes