STAND. COM. REP. NO.

Honolulu, Hawaii

MAR 18 , 2025

RE: S.B. No. 942

S.D. 1 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 S.B. No. 942, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO RENTAL APPLICATIONS,"

begs leave to report as follows:

The purpose of this measure is to prohibit a landlord from rejecting a rental application solely due to an applicant's inability to provide a recent paycheck under certain circumstances.

Your Committee received testimony in support of this measure from AARP Hawai'i and two individuals. Your Committee received comments on this measure from the Hawaii Association of REALTORS.

Your Committee finds that retirees, the self-employed, and those with alternative income sources such as pensions, savings, or investments may have difficulty providing a paystub to prove sufficient income to pay rent. This measure ensures landlords can still assess a tenant's financial capability by allowing verification of unearned income or liquid assets, striking a balance between protecting tenants from unnecessary discrimination and safeguarding landlords' ability to evaluate financial stability.

2025-2550 SB942 HD1 HSCR HMSO

Your Committee has amended this measure by:

- (1) Specifying that a landlord may require evidence dated within ninety days, rather than thirty days, of the date of the application of rent; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

Your Committee respectfully requests that your Committee on Consumer Protection & Commerce, should it deliberate on this matter, engage with stakeholders to assess whether a ninety-day requirement provides a sufficient and equitable timeframe for the landlord and applicant, ensuring that the interests of both parties are fairly represented.

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 S.B. No. 942, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 942, S.D. 1, 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,

ZNC

LUKE A. EVSLIN, Chair

## State of Hawaii House of Representatives The Thirty-third Legislature



## **Record of Votes of the Committee on Housing**

Bill/Resolution No.: SB 942 SD 1	ommittee Referral: HS4, CPC	Date	3/12	125
The committee is reconsidering its previous decision on the measure.				
The recommendation is to:  Pass, unamended (as is)  Pass, with amendments (HD)  Hold  Pass short form bill with HD to recommit for future public hearing (recommit)				
<b>HSG Members</b>	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)			-	
2. MIYAKE, Tyson K. (VC)	The same of the sa	Projection (New York)		(10 <b>10 2</b> 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
3. COCHRAN, Elle				
J. COCHRAIN, Ene				
4. GRANDINETTI, Tina Nakada		The control of the co		
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5. KILA, Darius K.				and the same of th
		Maria de la Companya de la Companya Calenda		ACCUMENTAL OF
6. KITAGAWA, Lisa				Paris and the second
7. LA CHICA, Trish				
7. BACHICA, IIISH				
8. MURAOKA, Christopher L.			2864 <u>- 1385-64-33 (2</u>	<u> </u>
	Park 12 1		300 SP 11	
9. PIERICK, Elijah	<b>✓</b>			
TOTAL (9)	8	0	0	
The recommendation is:  Adopted  If joint referral, did not support recommendation.  committee acronym(s)				
Vice Chair's or designee's signature:				
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