
A BILL FOR AN ACT

RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. Chapter 521, Hawaii Revised Statutes, is
2 amended by adding a new section to part VI to be appropriately
3 designated and to read as follows:

4 "**\$521- Amount of recovery; federal disaster areas.**

5 Notwithstanding any other law to the contrary, any landlord of a
6 dwelling unit that is located within an area that was a
7 federally declared disaster area as of August 8, 2023, who
8 violates this chapter shall be liable for damages to any tenant
9 affected by the violation. If the judgment is for the
10 plaintiff-tenant, the court shall award:

11 (1) A sum not less than \$1,000 or threefold the
12 plaintiff-tenant's sustained damages, whichever is
13 greater;

14 (2) Reasonable attorneys' fees; and

15 (3) The cost of the civil suit."



1 SECTION 2. This Act does not affect rights and duties that
2 matured, penalties that were incurred, and proceedings that were
3 begun before its effective date.

4 SECTION 3. New statutory material is underscored.

5 SECTION 4. This Act shall take effect on July 1, 2050.



Report Title:

Residential Landlord-Tenant Code; Liability; Damages; Amount;
Attorney Fees; Federally Declared Disaster Area

Description:

Provides the amount of recovery for tenants who prevail in civil suits for a landlord's violation of the Residential Landlord-Tenant Code concerning a dwelling unit within an area that was a federally declared disaster area as of 8/8/2023. Provides for reasonable attorneys' fees and recovery for the cost of the suit. Effective 7/1/2050. (SD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

