

MAR 07 2025

SENATE CONCURRENT RESOLUTION

REQUESTING THE ATTORNEY GENERAL TO CONVENE A WORKING GROUP TO
DEVELOP LANDLORD-TENANT CODE IMPROVEMENTS TO INCREASE THE
SUPPLY OF HOUSING IN HAWAII.

1 WHEREAS, rental housing is a vital source of housing for
2 many working families, residents, and locals in Hawaii, with
3 38.2 percent of Hawaii residents living as renters, according to
4 the Economic Research Organization at the University of Hawaii's
5 2024 Hawaii Housing Factbook; and

6
7 WHEREAS, increasing the availability of rental housing is
8 essential to addressing Hawaii's housing shortage and ensuring
9 stability for residents; and

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11 WHEREAS, landlord-tenant relationships are governed by
12 various state and federal laws, requiring clear understanding
13 and compliance to ensure fair and equitable treatment for
14 tenants and housing providers alike; and

15
16 WHEREAS, the increasing complexity of these laws and
17 navigating the court process can create difficulties for tenants
18 and housing providers; and

19
20 WHEREAS, clarifying landlord-tenant laws will reduce the
21 number of cases that are brought to court, thus alleviating the
22 burden placed on the judicial system; and

23
24 WHEREAS, making improvements to the landlord-tenant law
25 will help housing providers to have more certainty and
26 confidence in their ability to rent their properties and provide
27 Hawaii residents with much needed housing; and

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29 WHEREAS, establishing a working group dedicated to
30 researching and improving the landlord-tenant code and
31 addressing any other relevant landlord-tenant issues would
32 provide an opportunity for collaboration among key stakeholders



1 to identify concerns, evaluate potential solutions, and
2 recommend best practices; now, therefore,

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4 BE IT RESOLVED by the Senate of the Thirty-third
5 Legislature of the State of Hawaii, Regular Session of 2025, the
6 House of Representatives concurring, that the Attorney General
7 is requested to convene a three-year working group to research
8 landlord-tenant issues specific to increasing the availability
9 of rental housing and improving landlord-tenant interactions,
10 including:

- 11
12 (1) Identifying the potential availability of rental
13 housing stock that is not being offered for rent;
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15 (2) Evaluating the challenges faced by landlords and
16 tenants, including legal, financial, and procedural
17 issues that are barriers to offering or obtaining
18 housing;
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20 (3) Best practices and potential landlord-tenant code or
21 other regulatory improvements for property managers,
22 tenants, and property owners;
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24 (4) Determining problem areas that impact property
25 managers, tenants, and property owners and whether
26 educational resources or other solutions can help
27 address those challenges; and
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29 (5) Exploring any other feasible ideas or relevant
30 solutions, pursuant to the discretion of the working
31 group; and
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33 BE IT FURTHER RESOLVED that the working group is requested
34 to comprise the following members:

- 35
36 (1) The Attorney General, or the Attorney General's
37 designee, who is requested to serve as the Chairperson
38 of the working group;
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40 (2) The President of the Senate, or the President's
41 designee;
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- (3) The Speaker of the House of Representatives, or the Speaker's designee;
- (4) A representative from the Judiciary with experience in landlord-tenant cases;
- (5) An attorney specializing in landlord-tenant laws, to be invited by the Chairperson;
- (6) One member who owns the property they are managing, but is not a real estate licensee, to be invited by the Chairperson;
- (7) Two members from organizations representing professional property managers--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee;
- (8) Two members from organizations representing tenant concerns--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee; and
- (9) Any other member deemed necessary that provides the appropriate special expertise, including representatives from organizations with experience in landlord or tenant issues, upon approval by the chairperson; and

BE IT FURTHER RESOLVED that an initial meeting of the working group be convened no later than July 1, 2025; and

BE IT FURTHER RESOLVED that the working group is requested, with the assistance of the Attorney General, to submit an initial report no later than twenty days prior to the convening of the Regular Session of 2026; and

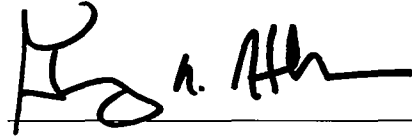
BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the President of the



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1 Senate, Speaker of the House of Representatives, and Attorney
2 General.
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OFFERED BY:

A handwritten signature in black ink, appearing to be "H. A. H.", written over a horizontal line.

