

MAR 07 2025

SENATE 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

10
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
33 to identify concerns, evaluate potential solutions, and
34 recommend best practices; now, therefore,



1 BE IT RESOLVED by the Senate of the Thirty-third
2 Legislature of the State of Hawaii, Regular Session of 2025,
3 that the Attorney General is requested to convene a three-year
4 working group to research landlord-tenant issues specific to
5 increasing the availability of rental housing and improving
6 landlord-tenant interactions, including:
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- 8 (1) Identifying the potential availability of rental
9 housing stock that is not being offered for rent;
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- 11 (2) Evaluating the challenges faced by landlords and
12 tenants, including legal, financial, and procedural
13 issues that are barriers to offering or obtaining
14 housing;
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- 16 (3) Best practices and potential landlord-tenant code or
17 other regulatory improvements for property managers,
18 tenants, and property owners;
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- 20 (4) Determining problem areas that impact property
21 managers, tenants, and property owners and whether
22 educational resources or other solutions can help
23 address those challenges; and
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- 25 (5) Exploring any other feasible ideas or relevant
26 solutions, pursuant to the discretion of the working
27 group; and
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29 BE IT FURTHER RESOLVED that the working group is requested
30 to comprise the following members:
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- 32 (1) The Attorney General, or the Attorney General's
33 designee, who is requested to serve as the Chairperson
34 of the working group;
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- 36 (2) The President of the Senate, or the President's
37 designee;
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- 39 (3) The Speaker of the House of Representatives, or the
40 Speaker's designee;
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- 42 (4) A representative from the Judiciary with experience in
43 landlord-tenant cases;



- 1 (5) An attorney specializing in landlord-tenant laws, to
2 be invited by the Chairperson;
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- 4 (6) One member who owns the property they are managing,
5 but is not a real estate licensee, to be invited by
6 the Chairperson;
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- 8 (7) Two members from organizations representing
9 professional property managers--one to be invited by
10 the President of the Senate or the President's
11 designee and one to be invited by the Speaker of the
12 House of Representatives or the Speaker's designee;
13
- 14 (8) Two members from organizations representing tenant
15 concerns--one to be invited by the President of the
16 Senate or the President's designee and one to be
17 invited by the Speaker of the House of Representatives
18 or the Speaker's designee; and
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- 20 (9) Any other member deemed necessary that provides the
21 appropriate special expertise, including
22 representatives from organizations with experience in
23 landlord or tenant issues, upon approval by the
24 chairperson; and
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26 BE IT FURTHER RESOLVED that an initial meeting of the
27 working group be convened no later than July 1, 2025; and
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29 BE IT FURTHER RESOLVED that the working group is requested,
30 with the assistance of the Attorney General, to submit an
31 initial report no later than twenty days prior to the convening
32 of the Regular Session of 2026; and
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34 BE IT FURTHER RESOLVED that certified copies of this
35 Resolution be transmitted to the President of the Senate,
36 Speaker of the House of Representatives, and Attorney General.
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OFFERED BY: 

