

JAN 21 2026

---

# 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. The legislature finds that Hawaii faces a  
2 severe housing crisis, and that approximately fifty-six per cent  
3 of the renters in the State are rent burdened, meaning over  
4 thirty per cent of their income is dedicated to paying their  
5 rent. Many of these households are increasingly vulnerable to  
6 housing cost-burden, insecurity, and displacement.

7 The legislature further finds that federal and state laws  
8 afford tenants certain protections and rights, including but not  
9 limited to laws that:

10 (1) Safeguard public health, safety, and welfare by  
11 setting forth minimum dwelling unit standards;

12 (2) Establish rights and responsibilities of tenants and  
13 landlords;

14 (3) Establish processes related to residential evictions;

15 and

16 (4) Protect tenants from discrimination based on certain  
17 classifications.



1        The legislature also finds that landlord-tenant laws are  
2        self-help laws that put the onus on renters to access their  
3        rights through private action. This often presents major  
4        barriers to justice for tenants who are often already  
5        overwhelmed, under-resourced, and fearful of retaliation.  
6        Without legal expertise, many renters may struggle to understand  
7        and access their rights as articulated in their lease agreements  
8        and under the residential landlord-tenant code.

9        The legislature believes that providing accessible and  
10      accurate information to tenants concerning existing laws that  
11      protect tenants, the rights afforded under such laws, and the  
12      resources available to assist tenants will enable renters to  
13      address certain challenges and potentially assist them to avoid  
14      eviction and homelessness. The legislature further believes  
15      that promoting access to accurate information will also improve  
16      housing stability across the state of Hawaii.

17        Accordingly, the purpose of this Act is to:

18        (1)      Require the office of consumer protection to  
19                    periodically publish an accessible, multilingual  
20                    notice of tenant rights; and



1           (2) Require a landlord to provide a tenant with a notice  
2           of tenant rights upon the signing of a lease.

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

6           **"§521-A Notice of tenant rights; publication.** (a) The  
7           office of consumer protection shall develop, maintain, and  
8           periodically publish a notice of tenant rights that summarizes  
9           the rights of tenants under chapter 521 and any other applicable  
10           federal or state law.

11           (b) The notice of tenant rights shall at a minimum be:

12           (1) Made available in printed and electronic formats;  
13           (2) Translated into the most commonly spoken languages in  
14           the State, as determined by the office of consumer  
15           protection, in consultation with the office of  
16           language access; and  
17           (3) Accessible to individuals with disabilities, including  
18           compliance with applicable accessibility standards for  
19           electronic documents.

20           (c) The office of consumer protection shall review and  
21           update the notice of tenant rights no less than once every year,



1 or sooner as necessary to reflect changes in the applicable  
2 law."

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

6        "§521-B    Notice of tenant rights; disclosure.    (a)   A  
7        landlord shall provide a tenant with a copy of the notice of  
8        tenant rights, either physically or digitally, published by the  
9        office of consumer protection pursuant to section 521-A at or  
10      before the time the tenant signs a written rental agreement.

13 SECTION 4. In codifying the new sections added by sections  
14 2 and 3 of this Act, the revisor of statutes shall substitute  
15 appropriate section numbers for the letters used in designating  
16 the new sections in this Act.

**17** SECTION 5. New statutory material is underscored.

**18** SECTION 6. This Act shall take effect upon its approval.



S.B. NO. 2347

1

INTRODUCED BY: St. C



# S.B. NO. 2347

**Report Title:**

Office of Consumer Protection; Notice of Tenant Rights

**Description:**

Requires the Office of Consumer Protection to periodically publish an accessible, multilingual notice of tenant rights. Requires a landlord to provide a tenant with a copy of the notice of tenant rights.

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

