
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.

17 Accordingly, the purpose of this Act is to require the
18 office of consumer protection to periodically publish an
19 accessible, multilingual notice of tenant rights.



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

4 "§521- Notice of tenant rights; publication. (a) The
5 office of consumer protection shall develop, maintain, and
6 periodically publish a notice of tenant rights that summarizes
7 the rights of tenants under this chapter and any other
8 applicable federal or state law.

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

10 (1) Made available in printed and electronic formats;

11 (2) Translated into the most commonly spoken languages in
12 the State, as determined by the office of consumer
13 protection, in consultation with the office of
14 language access; and

15 (3) Accessible to individuals with disabilities, including
16 compliance with applicable accessibility standards for
17 electronic documents.

18 (c) The office of consumer protection shall review and
19 update the notice of tenant rights not less than once every
20 year, or sooner as necessary to reflect changes in the
21 applicable law."



1 SECTION 3. New statutory material is underscored.

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



S.B. NO. 2347
S.D. 1

Report Title:

Office of Consumer Protection; Notice of Tenant Rights;
Accessibility

Description:

Requires the Office of Consumer Protection to periodically
publish an accessible, multilingual notice of tenant rights.
Effective 7/1/2050. (SD1)

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not legislation or evidence of legislative intent.*

