STAND. COM. REP. NO. 2219

Honolulu, Hawaii

FEB 17 2026

RE: S.B. No. 2495
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committee on Commerce and Consumer Protection, to which was referred S.B. No. 2495 entitled:

"A BILL FOR AN ACT RELATING TO CONSUMER PROTECTION,"

begs leave to report as follows:

The purpose and intent of this measure is to clarify that the Office of Consumer Protection within the Department of Commerce and Consumer Affairs may use its authority to enforce laws and bring civil actions with regard to disputes arising under the Residential Landlord-Tenant Code.

Your Committee received testimony in support of this measure from one individual.

Your Committee received testimony in opposition to this measure from the Office of Consumer Protection of the Department of Commerce and Consumer Affairs.

Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that more than one third of residents in the State live in rental housing. This measure would have clarified the Office of Consumer Protection's authority to protect consumers in situations of alleged violations of the Residential Landlord-Tenant Code.

Your Committee, however, acknowledges the concerns raised in testimony by the Office of Consumer Protection that advising and representing tenants and landlords in civil actions may be a conflict of interest. Therefore, your Committee has amended this measure by:

(1) Deleting language that would have enabled the Office of Consumer Protection to bring civil actions to resolve disputes;

(2) Inserting language that requires the Office of Consumer Protection to provide annual reports to the Legislature concerning actions taken by the Office on potential violations of the Residential Landlord-Tenant Code; and

(3) Inserting an effective date of July 1, 2050, to encourage further discussion.

As affirmed by the record of votes of the members of your Committee on Commerce and Consumer Protection that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2495, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2495, S.D. 1, and be referred to your Committees on Judiciary and Ways and Means.

Respectfully submitted on behalf of the members of the Committee on Commerce and Consumer Protection,

JARRETT KEOHOKALOLE, Chair

The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Commerce and Consumer Protection
CPN

Bill / Resolution No.:*	Committee Referral:	Date:
SB 2495	CPN, JDC/WAM	02/10/2026

☐ The Committee is reconsidering its previous decision on this measure.

If so, then the previous decision was to: _____

The Recommendation is:

☐ Pass, unamended 2312 ☑ Pass, with amendments 2311 ☐ Hold 2310 ☐ Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
KEOHOKALOLE, Jarrett (C)	✓			
FUKUNAGA, Carol (VC)	✓			
LAMOSAO, Rachele				✓
MCKELVEY, Angus L.K.				✓
AWA, Brenton	✓			
TOTAL	3			2

Recommendation: ☑ Adopted ☐ Not Adopted

Chair's or Designee's Signature:

Carol Fukunaga

Distribution: Original — File with Committee Report; Yellow — Committee; Pink — Drafting Agency

*Only one measure per Record of Votes

Revised: 01/02/26