



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII

OFFICE OF THE DIRECTOR

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS

KA 'OIHANA PILI KĀLEPA

335 MERCHANT STREET, ROOM 310

P.O. BOX 541

HONOLULU, HAWAII 96809

Phone Number: 1-844-808-DCCA (3222)

Fax Number: (808) 586-2856

cca.hawaii.gov

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

NADINE Y. ANDO
DIRECTOR | KA LUNA HO'OKELE

DEAN I. HAZAMA
DEPUTY DIRECTOR | KA HOPE LUNA HO'OKELE

Testimony of the Department of Commerce and Consumer Affairs

**Before the
House Committee on Consumer Protection & Commerce
Tuesday, February 3, 2026
2:00 p.m.
Via Videoconference
Conference Room 329**

**On the following measure:
H.B. 1776, RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE**

Chair Matayoshi and Members of the Committee:

My name is Emma Olsen, and I am an Enforcement Attorney for the Department of Commerce and Consumer Affairs' (Department) Office of Consumer Protection (OCP). The Department appreciates the intent of this bill and offers comments and concerns.

The purpose of this bill is to require OCP to periodically publish an accessible, multilingual notice of tenant rights and require that landlords provide tenants with a copy of the notice of tenant rights at or before the time the tenant signs a rental agreement. OCP currently publishes the Landlord-Tenant Handbook (LT Handbook), and we re-publish in response to changes to the Residential Landlord-Tenant Code. As the Committee is aware, changes happen nearly every legislative session. A digital copy of the LT Handbook is available for free on our website, and written copies may be purchased or mailed.

We recently began exploring ways to make the LT Handbook more accessible, starting by focusing on the topics that generate the most public inquiries—evictions, security deposits, repairs, and breaking the lease. We are assessing ways to make these sections, and ultimately the entire handbook, more accessible to the public. The concept proposed in this bill complements our ongoing initiative.

We have concerns, however, about requiring a second resource to be published in addition to the existing LT Handbook. The review, editing, and publication process for our LT Handbook involves our investigative, legal, and administrative staff, with final approval by OCP's Executive Director and assistance from the Department's communications team. Establishing a separate publication would effectively replicate these same procedures for drafting, reviewing, approving, and publishing, thereby increasing staff workload. We review the LT Handbook annually to ensure that the information provided to the public remains current. Our current annual review process is consistent with the annual review timeline in the bill.

Regarding language access, we have inquired about obtaining translation services for the LT Handbook. While we do not have the quoted translation costs readily available, we can follow up with the Committee as needed on the costs of translation services.

Regarding accessibility for individuals with disabilities, as part of a department-wide initiative, we are reviewing all materials available to the public through our website, including electronic documents, to ensure they meet accessibility requirements by the April 24, 2026 deadline under the Department of Justice's final rule updating its regulations for Title II of the Americans with Disabilities Act. The Department's goal is to complete this accessibility review by the end of the first quarter of 2026.

While we support the intent of this bill to enhance public awareness of tenant rights, we are concerned that requiring a separate publication would duplicate existing efforts and strain current resources.

Thank you for the opportunity to testify on this bill.



DISABILITY AND COMMUNICATION ACCESS BOARD

Ka 'Oihana Ho'oka'a'ike no ka Po'e Kīnānā

1010 Richards Street, Rm. 118 • Honolulu, Hawai'i 96813
Ph. (808) 586-8121 (V) • Fax (808) 586-8129 • (808) 204-2466 (VP)

February 3, 2026

LATE

TESTIMONY TO THE HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE

House Bill 1776 – Relating to the Residential Landlord - Tenant Code

The Disability and Communication Access Board (DCAB) supports the intent of House Bill 1776 – Relating to the Residential Landlord - Tenant Code. This bill 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.

DCAB frequently receives questions from landlords or tenants with disabilities who are unsure about their rights and responsibilities regarding effective communication, reasonable accommodations, reasonable modifications, and assistance animals.

When this information is not clearly understood at the beginning of a tenancy, misunderstandings and misapplications of the law can occur. These situations may irreparably damage the landlord - tenant relationship. Providing clear guidance at the start of a rental agreement helps ensure that both parties understand their rights and obligations.

Thank you for the opportunity to testify.

Respectfully submitted,

Kristine Pagano

KRISTINE PAGANO
Acting Executive Director

February 3, 2026

The Honorable Scot Z. Matayoshi, Chair

House Committee on Consumer Protection & Commerce
State Capitol, Conference Room 329 & Videoconference

RE: House Bill 1776, Relating to the Residential Landlord-Tenant Code

HEARING: Tuesday, February 3, 2026, at 2:00 p.m.

Aloha Chair Matayoshi, Vice Chair Grandinetti, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR provides **comments** on House Bill 1776, which 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.

With approximately 38% of Hawaii residents living in rental housing, the rental market plays a critical role in meeting the State's housing needs. Currently, the Office of Consumer Protection offers a "*Handbook for the Hawaii Residential-Landlord-Tenant Code*"¹ designed to be a guide for all Hawaii residents in addressing questions and concerns most frequently expressed by housing providers and tenants.

In 2025, the Legislature passed Senate Concurrent Resolution 123, HD1, which established a three-year Landlord-Tenant Working Group, of which Hawai'i REALTORS® and other key stakeholders are members. The Working Group is currently conducting a comprehensive review of the Residential Landlord-Tenant Code, and HAR believes the issues addressed in this measure would be an important topic for discussion by the Working Group, especially as it deals with education for both housing providers and tenants in better understanding the Landlord-Tenant Code.

Mahalo for the opportunity to testify.

¹ Office of Consumer Protection. (November 2024). Handbook for the Hawaii Residential-Landlord-Tenant Code. <https://cca.hawaii.gov/ocp/files/2024/12/2024-Landlord-Tenant-Handbook-Final.pdf>



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.org

info@hawaiiyimby.org

February 3, 2026

House Committee on Consumer Protections & Commerce

Hawai'i State Capitol

Honolulu, HI 96813

**RE: SUPPORT for HB 1776 - RELATING TO THE RESIDENTIAL
LANDLORD-TENANT CODE**

Aloha Chair Matayoshi, Vice Chair Grandinetti, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1776**, which takes a simple but important step to strengthen housing stability by requiring the Office of Consumer Protection to publish a clear, accessible, and multilingual notice of tenant rights and requiring landlords to provide that notice to tenants at the time a lease is signed.

Renters make up a significant and essential part of Hawai'i's housing market, yet they often enter lease agreements with insufficient information. In an already imbalanced relationship, **renters deserve transparency and a more equal footing** so they can clearly understand their rights, responsibilities, and options under the law.

This bill sets a reasonable baseline for landlord accountability. Providing accurate and accessible information about tenant rights is **the bare minimum** a landlord can do to support clear communication, shared expectations, and a healthier landlord-tenant relationship built on mutual understanding. When tenants know their rights upfront, disputes can be reduced and housing stability can improve. This allows for both parties to be held accountable by agreeing to clear terms before entering into an agreement.

Hawai'i is facing a severe housing shortage, and addressing it requires a coordinated approach. As the state works to increase the supply of housing, it is equally important to protect stability for the renters who already live here. This measure helps ensure that



Hawai'i YIMBY

Honolulu, HI 96814

hawaiiyimby.org

info@hawaiiyimby.org

growth does not come at the expense of clarity, fairness, or housing security for tenants across the state

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega

Chapter Lead, Hawai'i YIMBY

Huey Kwik

Chapter Lead, Hawai'i YIMBY



February 1, 2026

RE: Testimony in Support of HB1776

Aloha, my name is Barbara Tom, and I am the Director of the Waipahu Safe Haven Immigrant/Migrant Resource Center. Our center works closely with immigrant and migrant families in the Waipahu community, many of whom face significant housing challenges.

A large number of the families we serve are from Compact of Free Association (COFA) communities and other limited English proficient (LEP) populations. Because of language barriers, many tenants are unable to read or fully understand their leases, the Hawai‘i Landlord–Tenant Code, or their legal rights and responsibilities. The law is complex and frequently updated through new bills and regulations, making it even more difficult for LEP families to stay informed and protect themselves.

At Safe Haven, we have organized ongoing efforts to educate, translate, and help families navigate the housing market. We provide bilingual workshops, translated materials, and one-on-one assistance so tenants can better understand their rights. However, community organizations alone cannot meet the need.

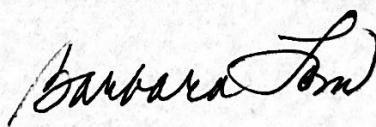
We believe the Office of Consumer Protection can greatly improve this situation by ensuring that translated versions of the Landlord–Tenant Code and key tenant rights information are made available to renters before they sign a lease. Providing language access at the point of signing is critical to preventing misunderstandings, unsafe housing conditions, and disputes that often arise simply because tenants did not understand what they were agreeing to.

Hawai‘i has strong laws to protect both landlords and tenants, but those protections are only meaningful if residents can understand them. SB2203 will help ensure fairness, transparency, and equal access to housing rights for all residents, regardless of language.

For these reasons, I respectfully urge your support of HB1776

Mahalo for your consideration.

Barbara Tom
Director
Waipahu Safe Haven Immigrant/Migrant Resource Center





COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Scot Z. Matayoshi, Chair

Representative Tina Nakada Grandinetti, Vice Chair

Hearing Date: February 3, 2026 at 2:00PM (Room 329)

Re: SUPPORT for HB 1776, Relating to the Residential Landlord-Tenant Code

Dear Committee Members,

The Medical-Legal Partnership for Children in Hawai'i provides free, direct legal services to patients in community health settings. Many of our clients are low-income tenants and residents facing unstable housing situations. We testify in **SUPPORT for HB 1776**, that would promote tenants' knowledge of their rights under the Hawai'i residential Landlord-Tenant Code.

Housing cases comprise nearly one-third of all cases at our Medical-Legal Partnership program. We have counseled hundreds of local families about their housing rights, and we believe that many more tenants would be able to self-advocate and successfully resolve claims if they better understood their rights under the Landlord-Tenant Code. This includes, for example, tenant rights and remedies related to lease terminations, habitability/repairs, and security deposits.

I humbly add that the provisions of HB 1776 are a good starting point, but more is needed to meaningfully increase tenant protections in Hawai'i. We work with many families facing unstable housing that could be strengthened with stronger rent stabilization, habitability enforcement, and more robust consumer protections.

Thank you for this opportunity to submit testimony in support of HB 1776.

/s/

Dina Shek
Legal Director



Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for HB1776 – Relating to the Residential Landlord-Tenant Code

House Committee on Consumer Protections

Tuesday, February 3, 2026 at 9:31AM Conf. Rm. 415 and via Videoconference

Aloha Chair Matayoshi, Vice Chair Grandinetti, and members of the committee;

Thank you for the opportunity to testify in **strong support of HB1776**, which would require the Office of Consumer Protection to publish an accessible, multilingual notice of tenants rights and require a landlord to provide a tenant with a copy of the tenant rights. Clear communication of rights is a foundational step in promoting housing security and preventing exploitation or misunderstanding in landlord-tenant relationships.

Hawaii’s landlord-tenant code is a self-help system: it assumes tenants and landlords know the rights and responsibilities spelled out in HRS Chapter 521 and can act on them in civil court. Yet statutory duties—such as complying with rules ‘brought to the attention of the tenant’¹ at the start of the tenancy and providing proper notice of defects—resupposes that tenants can actually read and understand those rules.

National fair housing organizations have found that lack of meaningful language access prevents limited-English-proficient tenants from understanding leases, house rules, and hearing procedures, increasing the risk of losing housing because they never fully understood their rights or obligations.² By mandating *accessible* multilingual notices, HB1776 helps ensure that all tenants—regardless of language proficiency—are better equipped to understand and assert their rights under Hawai‘i’s landlord-tenant code.

Requiring landlords to provide this notice at the outset of tenancy promotes transparency and accountability. It helps foster a more balanced relationship between landlords and tenants, reducing the risk of disputes and misunderstandings. Best practices in tenant protection consistently highlight the value of proactive education and notification in reducing legal conflicts and improving housing outcomes for vulnerable populations.³

We respectfully recommend collaboration with community organizations in developing and disseminating these notices which could further enhance the reach and impact. We appreciate the Legislature’s attention to tenant rights and urge passage of this bill as a meaningful step toward a fairer, more just housing system in Hawai‘i.

¹ https://www.capitol.hawaii.gov/hrscurrent/Vol12_Ch0501-0588/HRS0521/HRS_0521-0052.htm

² <https://www.nhlp.org/initiatives/fair-housing-housing-for-people-with-disabilities/language-access/>

³

<https://www.networkforphl.org/wp-content/uploads/2025/01/Eviction-Diversion-and-Prevention-Programs.pdf>

TESTIMONY IN SUPPORT OF **HB1776**

RELATING TO THE RESIDENTIAL LANDLORD–TENANT CODE

TO: House Committee on Housing (HSG)

FROM: Maui Housing Hui

DATE: February 2, 2026

RE: STRONG SUPPORT FOR HB1776 – Notice of Tenant Rights

Introduction

Aloha Chair, Vice Chair, and Members of the Committee,

Maui Housing Hui is a tenants equity organization dedicated to protecting and advancing the rights of renters throughout Maui County and the State of Hawai‘i. We respectfully submit this testimony in **STRONG SUPPORT** of HB1776, which requires the Office of Consumer Protection to publish an accessible, multilingual notice of tenant rights, and requires landlords to provide this notice to tenants at or before the signing of a lease. These simple, low-cost requirements will make Hawai‘i’s existing protections under the residential landlord–tenant code more visible, understandable, and usable for the renters who need them most.

Why HB1776 Is Needed

The legislature’s findings recognize what our members experience every day: Hawai‘i faces a severe housing crisis, and a majority of renter households are rent-burdened, paying over 30 percent of their income toward rent, with many Maui families paying far more [1][2][3]. In this context, the landlord-tenant relationship is not a relationship of equals. Landlords hold the property title, access to legal counsel, and the ability to terminate tenancies, while tenants risk losing their homes—and often their children’s schools, jobs, and support networks—if they assert their rights or fall behind on rent [1][2][4].

Tenants are, in effect, consumers purchasing an essential product—safe, habitable housing—yet the protections they are entitled to under law are difficult to access without clear information and support [5][6]. Landlords already benefit from well-defined legal tools to collect rent, enforce lease terms, and evict; HB1776 helps rebalance this unequal power dynamic by making sure that renters can actually see and understand the protections that are supposed to apply to them [1][5][6][4]. Requiring a standardized, multilingual, accessible notice of tenant rights is a modest but crucial step toward ensuring that the people who pay

for housing are able to exercise the rights that come with it, just as landlords routinely exercise the protections afforded to them as business owners [7][5][6].

When households are this stretched, even a small dispute, an illegal fee, or an improper eviction notice can be the tipping point into displacement or homelessness. Yet the laws that are meant to protect tenants often function as "self-help" laws that assume renters have the time, knowledge, and confidence to assert their rights on their own.

In practice, many renters do not know where to find accurate information, struggle to understand complex legal language, face language barriers, or fear retaliation if they ask questions [2][5]. HB1776 directly addresses this structural barrier by ensuring that clear, standardized information about tenant rights is proactively provided to renters and kept up to date.

What HB1776 Does

HB1776 takes two key steps to improve access to justice and housing stability:

- Requires the Office of Consumer Protection to develop, maintain, and periodically publish a notice of tenant rights that summarizes tenants' rights under Chapter 521 and other applicable federal and state laws.
- Requires that this notice be made available in both printed and electronic formats, translated into the most commonly spoken languages in the State (in consultation with the Office of Language Access), and accessible to individuals with disabilities, including in electronic formats.
- Requires the Office of Consumer Protection to review and update the notice at least annually, or sooner if the law changes, so tenants and landlords are working from current information.
- Requires landlords to provide tenants with a copy of this notice, physically or digitally, at or before the time the tenant signs a written rental agreement.
- Establishes a monetary penalty for landlords who fail to provide the required notice, creating a clear incentive for compliance.

These provisions are straightforward, administratively feasible, and focused on transparency and education rather than creating new substantive obligations beyond existing law.

Importance for Maui Tenants and Post-Disaster Recovery

On Maui, the need for clear, accessible information on tenant rights is especially urgent. In the aftermath of the 2023 Lahaina wildfires, thousands of residents were displaced into temporary rentals, hotels, and crowded shared housing arrangements. Many survivors are navigating leases and landlord relationships for the first time or in highly stressful circumstances, often while dealing with trauma, loss of income, and complex recovery systems.

In this context, misunderstandings about deposits, rent increases, habitability, repairs, and eviction procedures can quickly escalate into crises that threaten housing stability. A standardized, multilingual, disability-accessible notice of rights—provided to every tenant at the start of a tenancy—can:

- Help fire-impacted households and other vulnerable tenants understand basic protections around repairs, notice, and evictions.
- Reduce confusion and conflicts between landlords and tenants by setting clear expectations grounded in law.
- Support community organizations, legal service providers, and tenant advocates on Maui who can use the same official notice as a common reference point in outreach and education.
- Promote more consistent practices among landlords, including "mom and pop" owners who may not be familiar with all legal requirements.

For communities already under immense strain, preventing avoidable evictions and disputes is essential to preserving community cohesion, public health, and cultural continuity.

Benefits for Tenants, Landlords, and the State

HB1776 advances the interests of tenants, responsible landlords, and the State as a whole:

- **For tenants:** It lowers the barrier to understanding rights they already have, empowering renters to address issues early, seek help when needed, and potentially avoid eviction and homelessness.
- **For landlords:** It provides a clear, state-approved document that landlords can rely on to ensure they are giving accurate information, reducing the risk of disputes and costly litigation rooted in misunderstandings.
- **For the State:** It strengthens the effectiveness of existing landlord-tenant laws without significant new spending, supports housing stability, and can reduce downstream costs associated with homelessness, emergency shelter, and public health impacts of housing insecurity.

By focusing on education, accessibility, and standardization, HB1776 complements other housing measures and helps ensure that the protections in our statutes function in reality, not just on paper.

Addressing Potential Concerns

Some may worry that this bill imposes new burdens on landlords or the Office of Consumer Protection. We believe these concerns are manageable and outweighed by the benefits:

- The Office of Consumer Protection already plays an educational and enforcement role; creating and updating a single notice annually is a logical and efficient extension of its mission.
- Once developed, the notice can be posted online and easily printed or shared digitally, minimizing ongoing costs.
- Landlords are not required to interpret the law or draft their own materials; they simply distribute an official notice created by the State.
- The modest penalty for noncompliance encourages consistent use of the notice, leveling the playing field for tenants statewide.

Rather than creating red tape, HB1776 creates clarity and uniformity that will benefit everyone involved in rental housing.

Conclusion

Maui Housing Hui strongly supports HB1776 because it recognizes that rights on paper are not enough if renters cannot access or understand them. By requiring the State to publish an accessible, multilingual, up-to-date notice of tenant rights and requiring landlords to provide it at lease-up, this bill takes a practical, cost-effective step to improve housing stability and fairness across Hawai‘i.

We urge the Committee to PASS HB1776 and affirm that in the midst of our housing crisis and post-disaster recovery, every renter in Hawai‘i deserves clear, accessible information about the protections that already exist in law.

Mahalo for the opportunity to testify.

Submitted by:

Maui Housing Hui

Contact Information:

Jade Moreno and Nara Boone
mauihousinghui@gmail.com

References

- [1] DoorLoop. (2026, January 26). Hawaii landlord tenant rental laws & rights for 2026. <https://www.doorloop.com/laws/hawaii-landlord-tenant-rights>
- [2] AP News. (2025, December 5). Hawaii renters lack state backing in disputes with landlords. <https://apnews.com/article/hawaii-general-news-courts-86aaa543c2785e409ccabfeebe480cb5>
- [3] LA Public Press. (2025, January 30). Maui's post-wildfire housing crisis offers a warning for LA. <https://lapublicpress.org/2025/01/maui-wildfire-homeless-rent-la-eaton-palisades/>
- [4] Garboden, P., & Rosen, E. (2019). The threat of eviction: How landlords shape a contingent tenure. New York University Law. https://www.law.nyu.edu/sites/default/files/Garboden_Rosen_ThreatofEviction_2019.pdf
- [5] Hawaii Office of Consumer Protection. (n.d.). Residential landlord-tenant code. <https://cca.hawaii.gov/ocp/landlord-tenant/residential-code/>
- [6] Hawaii Office of Consumer Protection. (2024, May 31). Landlord tenant. <https://cca.hawaii.gov/ocp/landlord-tenant/>
- [7] TrackBill. (2026). Hawaii House Bill 1776: Office of Consumer Protection; Notice of Tenant Rights. <https://trackbill.com/bill/hawaii-house-bill-1776-office-of-consumer-protection-notice-of-tenant-rights/2787612/>

HB-1776

Submitted on: 2/2/2026 3:58:25 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Roberta Hickey-Gomez	The Mediation Center of the Pacific	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi, Vice Chair Grandinetti, and Members of the Committee,

The Mediation Center of the Pacific (MCP) offers this testimony in support of H.B. 1776, Relating to the Residential Landlord-Tenant Code.

MCP is a nonprofit organization that has served Hawai‘i for over 45 years by providing mediation and conflict resolution services across a range of community, family, and civil matters, including landlord-tenant disputes and eviction prevention efforts. Through this work, we regularly engage with renters and housing providers who are navigating complex legal requirements during periods of heightened stress and uncertainty.

H.B. 1776 seeks to improve access to accurate, timely information regarding tenant rights under existing federal and state law. While these protections are in place, they are largely self-executing and often require tenants to identify, understand, and act upon their rights without legal representation. In practice, this can create challenges for tenants who may already be experiencing housing instability, language barriers, or limited access to reliable information.

The bill’s requirement that the Office of Consumer Protection develop and maintain a standardized, accessible, and multilingual notice of tenant rights may help address these challenges. Providing this notice at or before lease signing offers tenants a clearer understanding of their rights and responsibilities at the outset of a tenancy and may contribute to more informed communication between tenants and landlords.

From MCP’s experience, access to clear information early in a dispute can support more productive conversations and increase the likelihood that issues are addressed before they escalate. In some cases, this can reduce the need for formal legal proceedings and support housing stability for both tenants and housing providers.

MCP also appreciates the bill’s attention to accessibility and language access, which reflects the needs of Hawai‘i’s diverse communities.

Thank you for the opportunity to submit testimony. MCP appreciates the Committee’s consideration of H.B. 1776 and its potential role in supporting informed tenancies and housing stability in Hawai‘i.

Me ka mahalo nui,

Roberta Hickey-Gómez
Programs and Communications Manager

The Mediation Center of the Pacific

HB-1776

Submitted on: 2/2/2026 4:45:55 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Kami Yamamoto	Individual	Support	Remotely Via Zoom

Comments:

Aloha e Committee Chair Matayoshi & Vice Chair Nakada Grandinetti. My name is Kami Yamamoto. I am the Executive Director of the Hawai'i Workers Center and I am providing testimony in full support of HB1776 on behalf of our organization.

In our line of work organizing low-wage non-union workers, we often get asked to help translate or interpret paperwork or other important documents in English for Filipino and COFA workers, not necessarily because we speak the language, but because the language that is in these notices are full of jargon and difficult to comprehend - and these are people who have lived in Hawai'i for decades.

Too often do we hear that workers make health, housing, and employment decisions without fully understanding the implications of their decision -- this is not to their own fault, but it's an issue of language accessibility.

The passage of this bill is one step towards allowing migrants in Hawai'i to understand and advocate for their own rights, especially in a time where not speaking English or being born in a foreign country is under attack.

HB-1776

Submitted on: 1/31/2026 11:57:53 AM
Testimony for CPC on 2/3/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

Chair, Vice Chair, and Members of the Committee,

My name is Nanea Lo, and I am a member of the Honolulu Tenants Union and a board member of the Hawai‘i Workers Center. I strongly support HB1776, which would create an accessible, multilingual resource on tenant rights and require landlords to provide this information to tenants at the signing of each lease.

Through my involvement with the Honolulu Tenants Union, I know firsthand how difficult it is for renters, like myself, to understand and enforce their rights under Hawai‘i’s landlord-tenant laws. Tenants often come to the union only after problems have escalate—facing unsafe living conditions, improper fees, or threats of eviction—because they were never clearly informed of their rights in the first place. The current system places the onus on renters to navigate complex legal language on their own, creating significant barriers to justice, especially for those who are already overwhelmed and under-resourced.

Similarly, the Hawai‘i Workers Center works closely with working-class families who are juggling rising housing costs, unstable employment, and limited access to legal resources. Housing stability is deeply connected to worker well-being, and when tenants lack clear information about their rights, they are more vulnerable to exploitation and displacement. HB1776 directly supports the communities served by the Workers Center by ensuring tenants receive clear, accessible, and multilingual information at the very beginning of a lease.

HB1776 is a practical and preventative solution that promotes transparency, equity, and housing stability. By empowering tenants with knowledge before conflicts arise, this bill strengthens tenants’ ability to advocate for themselves and their ‘ohana and helps foster more fair and respectful landlord-tenant relationships.

For these reasons, I respectfully urge you to pass HB1776. Mahalo for the opportunity to submit testimony and for your commitment to protecting tenants across Hawai‘i.

me ke aloha ‘āina,

Nanea Lo

Honolulu Tenants Union Member

Hawai‘i Workers Center Board Member

HB-1776

Submitted on: 2/1/2026 2:46:26 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kayla Marie	Individual	Support	Written Testimony Only

Comments:

I strongly support this measure

HB-1776

Submitted on: 2/2/2026 4:10:05 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Will Caron	Individual	Support	Written Testimony Only

Comments:

Please support this important accessibility bill for renters. This bill would ensure tenants have accessible written explanation of their rights in multiple languages, strengthening housing security by providing an accessible understanding of the landlord tenant code. The bill provides rights information at the start of tenancy and promotes transparency and accountability, helping to prevent disputes, exploitation, and misunderstandings. Mahalo for your consideration.

HB-1776

Submitted on: 2/2/2026 4:30:07 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
tia pearson	Individual	Support	Written Testimony Only

Comments:

This bill:

- Ensures tenants have accessible written explanation of their rights in multiple languages.
- Strengthens housing security by providing an accessible understanding of the landlord tenant code.
- Provides rights information at the start of tenancy and promotes transparency and accountability, helping to prevent disputes, exploitation, and misunderstandings.

LATE *Testimony submitted late may not be considered by the Committee for decision making purposes.

HB-1776

Submitted on: 2/2/2026 7:30:52 PM
Testimony for CPC on 2/3/2026 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Pua Auyong-White	Individual	Support	Written Testimony Only

Comments:

House Committee on Consumer Protection and Commerce

Renter Protections:

SUPPORT::Requires the office of consumer protection to publish accessible multilingual notice of tenants rights and requires landlord to provide tenant with a copy