
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that for many Hawaii
2 families, companion animals are beloved members of the household
3 and contribute significantly to residents' emotional and
4 physical well-being. Yet, many renters, especially those in
5 affordable or publicly funded housing, are unable to find
6 housing that permits pets, forcing some to surrender or abandon
7 animals when they move. National and local shelter data show
8 that a lack of pet-inclusive housing is among the leading
9 reasons that animals are relinquished to shelters, imposing
10 stress on families and communities. The legislature further
11 finds that these restrictions disproportionately affect low-
12 income households, limiting how they can define their families
13 and reducing overall housing stability.

14 Accordingly, the purpose of this Act is to promote
15 pet-inclusive affordable rental housing by requiring affordable
16 rental housing development projects funded by the Hawaii housing
17 finance and development corporation to allow residents to own or



1 maintain common household pets, subject to reasonable conditions
2 that protect health, safety, and property.

3 SECTION 2. Chapter 201H, 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 "§201H- Pet-inclusive affordable rental housing. (a)

7 For any rental housing development project that receives
8 financing or any financial assistance from the corporation after
9 July 1, 2026, the corporation shall require that the housing
10 development's lease or occupancy agreement authorize a resident
11 of a dwelling unit to own or otherwise maintain one or more
12 common household pets within the resident's dwelling unit;
13 provided that the resident complies with:

14 (1) All applicable state laws and county ordinances
15 relating to public health, animal control, and animal
16 anti-cruelty; and

17 (2) Any reasonable conditions.

18 (b) No monthly fee shall be imposed on a tenant for the
19 ownership or maintenance of a common household pet in the
20 housing development. Nothing in this section shall prohibit a



1 landlord from collecting a refundable security deposit for pet-
2 related damages, in accordance with section 521-44.

3 (c) This section shall not be construed to limit or
4 otherwise affect any federal or state law requiring reasonable
5 accommodations for an individual with a disability who maintains
6 an assistance animal or service animal or emotional support
7 animal.

8 (d) Nothing in this section shall alter or affect the
9 rights or duties of a landlord with respect to preventing harm
10 or damage to third parties caused by a resident's common
11 household pet.

12 (e) The corporation may adopt rules pursuant to chapter 91
13 to implement this section, including model lease language, pet
14 policy guidelines, and compliance procedures.

15 (f) For purposes of this section:

16 "Common household pet" means a domesticated animal,
17 including but not limited to a dog or a cat, that is commonly
18 kept in the home for companionship rather than for commercial
19 purposes.

20 "Reasonable conditions" includes but are not limited to:

21 (1) Policies regarding nuisance behaviors;



- 1 (2) Leash requirements;
- 2 (3) Proof of vaccination or licensing;
- 3 (4) Requirements to carry liability insurance coverage;
- 4 (5) Limitations on the number of animals in a dwelling
- 5 unit based on the unit's size; or
- 6 (6) Prohibitions on dogs that have been designated as
- 7 dangerous dogs pursuant to part III of chapter 711.
- 8 "Reasonable conditions" does not include a prohibition on a
- 9 breed of common household pet or a limitation based solely on
- 10 the weight of the animal."

11 SECTION 3. New statutory material is underscored.

12 SECTION 4. This Act shall take effect on July 1, 3000.



Report Title:

HHFDC; Affordable Rental Housing; Pet Inclusive

Description:

Requires, for any affordable rental housing development project that receives financing or any financial assistance from the Hawaii Housing Finance and Development Corporation, that the Corporation require the housing development lease or occupancy agreement to allow residents to own or otherwise maintain one or more common household pets. Effective 7/1/3000. (HD1)

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