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# 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 publish an accessible,  
19 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 create a notice of tenant  
6 rights that summarizes the rights of tenants under this chapter.  
7 Beginning July 1, 2027, the notice of tenant rights shall be  
8 made available to the public free of charge in electronic format  
9 on a website maintained by the department of commerce and  
10 consumer affairs.

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. There is appropriated out of the general  
4 revenues of the State of Hawaii the sum of \$ or so  
5 much thereof as may be necessary for fiscal year 2026-2027 for  
6 the office of consumer protection to develop the notice of  
7 tenant rights required by this Act, including translation  
8 services.

9 The sum appropriated shall be expended by the department of  
10 commerce and consumer affairs for the purposes of this Act.

11 SECTION 4. New statutory material is underscored.

12 SECTION 5. This Act shall take effect on July 1, 3000.



H.B. NO. 1776  
H.D. 2  
S.D. 1

**Report Title:**

OCP; Notice of Tenant Rights; Appropriation

**Description:**

Beginning 7/1/2027, requires the Office of Consumer Protection to publish an accessible, multilingual notice of tenant rights online. Appropriates funds. Effective 7/1/3000. (SD1)

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

