THE SENATE
THIRTY-THIRD LEGISLATURE, 2026
STATE OF HAWAII

S.B. NO. 2071

JAN 21 2026

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. Section 201H-181, Hawaii Revised Statutes, is amended by amending its title and by amending subsections (a) and (b) to read as follows:

"**[~~§~~]§201H-181[~~:~~] Rent-to-own program.** (a) The corporation may establish a rent-to-own program under which dwelling units that are for sale:

(1) In fee simple; or

(2) Leasehold on state or county land under a lease having an initial term of not less than ninety-nine years,

may be rented to program participants. Under this program, the corporation shall credit a portion of the rent received toward the purchase of the unit.

(b) The sales price shall be established at the beginning of the rental term and shall remain fixed for the first [~~five~~] ten years after the rental agreement is executed. During this period, the participant shall have the option of purchasing the unit at the designated sales price. If the participant does not

elect to purchase the unit within the [~~five-year~~] ten-year period, the renter shall forfeit the right to continue living in the unit and the unit shall be made available to another purchaser or renter."

SECTION 2. This Act does not affect rights and duties that matured, penalties that were incurred, and proceedings that were begun before its effective date.

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

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

INTRODUCED BY: _____

S.B. NO. 2071

Report Title:
Housing; Rent-to-Own Program; Fee Simple; Leasehold

Description:
Clarifies that the dwelling units eligible for the Rent-to-Own Program shall be units that are for sale in fee simple or leasehold on state or county land under a lease with an initial term of not less than 99 years. Increases the time period that the sales price of the dwelling units under the Rent-to Own Program shall remain fixed from 5 years to 10 years after the rental agreement is executed. Effective 7/1/2050.

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