

JAN 21 2026

A BILL FOR AN ACT

RELATING TO RESIDENTIAL LEASEHOLDS.

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

1 SECTION 1. Section 516-2, Hawaii Revised Statutes, is
2 amended to read as follows:

3 **"§516-2 Applicability.** This chapter applies to all lands
4 leased as residential lots [which] that are owned or held
5 privately or owned by the State or its political subdivisions,
6 except:

7 (1) Hawaiian home lands [which] that are subject to
8 Article XII of the Constitution of the State [and
9 lands];

10 (2) Lands owned or held by the federal government[.]; and
11 (3) State and county lands leased after July 1, 2026, for
12 an initial period of not less than ninety-nine years.

13 This chapter is not meant to supersede or preclude any other
14 remedy at law available to residential leasehold lessees or the
15 State, including those available under chapter 480."

16 SECTION 2. Section 516D-1, Hawaii Revised Statutes, is
17 amended to read as follows:



1 **"§516D-1 Applicability.** This chapter applies to all lands
2 on which are situated either residential condominium property
3 regimes created under chapter 514B or any predecessor thereto,
4 or cooperative housing corporations, which are owned or held
5 privately or by the State or by the counties, except:

6 (1) Hawaiian home lands [which] that are subject to
7 Article XII of the Constitution of the State [~~and~~
8 lands];
9 (2) Lands owned or held by the federal government[~~–~~]; and
10 (3) State and county lands leased after July 1, 2026, for
11 an initial period of not less than ninety-nine years."

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 Statutory material to be repealed is bracketed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

14 SECTION 4. This Act shall take effect on July 1, 2026.

15

INTRODUCED BY:

Stacy



S.B. NO. 2182

Report Title:

Residential Leases; State Lands; County Lands; Exemption

Description:

Exempts state and county lands leased after July 1, 2026, for an initial period of not less than 99 years from chapters 516 and 516D, Hawaii Revised Statutes.

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

