
A BILL FOR AN ACT

RELATING TO RENTAL ASSISTANCE.

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

1 SECTION 1. Chapter 356D, Hawaii Revised Statutes, is
2 amended by adding three new sections to part VIII to be
3 appropriately designated and to read as follows:

4 "§356D-A State rent supplement program special fund. (a)

5 There is established within the state treasury the state rent
6 supplement program special fund, to be administered by the
7 authority and into which shall be deposited:

8 (1) The transaction taxes collected pursuant to section
9 501- ;

10 (2) The transaction taxes collected pursuant to section
11 502- ; and

12 (3) Legislative appropriations.

13 All interest earned and accrued on moneys, deposited into the
14 special fund shall become a part of the special fund.

15 (b) Moneys from the state rent supplement program special
16 fund shall be used to:



1 (1) Provide rental assistance on behalf of qualified
2 tenants under the state rent supplement program
3 established under part VIII of this chapter; and

4 (2) Support the functions of the state rent supplement
5 program.

6 **§356D-B State rent supplement program; memorandum of**
7 **agreement.** The authority may enter into memoranda of agreement
8 with the counties or specialized nonprofit organizations as
9 necessary to implement this part.

10 **§356D-C Rental supplement payments.** (a) Subject to the
11 availability of funds, the authority shall award not less than
12 six months and not more than twelve months of supplemental
13 rental payments on behalf of a qualified tenant. Qualified
14 tenants shall pay a minimum of thirty per cent of their income
15 towards rent. The authority shall subsidize the difference
16 between the established monthly rent for the qualified tenant's
17 dwelling unit; provided that the authority shall not pay more
18 than \$2,000 per month on behalf of any qualified tenant.

19 (b) Qualified tenants may be eligible for recertification
20 under the program pursuant to procedures adopted by the
21 authority under section 356D-155(b)."



1 SECTION 2. Chapter 501, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§501- Transaction tax; recordings in the office of the
5 assistant registrar of the land court; services rendered by the
6 bureau of conveyances. (a) The department of land and natural
7 resources shall assess a transaction tax in an amount equal to
8 twice the applicable recording fees established in
9 administrative rules adopted by the department, to be levied on
10 each recording in the office of the assistant registrar of the
11 land court for services rendered by the bureau of conveyances
12 under this chapter.

13 (b) The transaction taxes collected pursuant to this
14 section shall be deposited to the credit of the state rent
15 supplement program special fund established under section 356D-A
16 and shall be used to support the state rent supplement program."

17 SECTION 3. Chapter 502, Hawaii Revised Statutes, is
18 amended by adding a new section to be appropriately designated
19 and to read as follows:

20 "§502- Transaction tax; recordings in the bureau of
21 conveyances. (a) The department of land and natural resources



1 shall assess a transaction tax in an amount equal to twice the
2 applicable recording fees established in administrative rules
3 adopted by the department, to be levied on each recording in the
4 bureau of conveyances for services rendered under this chapter.

5 (b) The transaction taxes collected pursuant to this
6 section shall be deposited to the credit of the state rent
7 supplement program special fund established under section 356D-A
8 and shall be used to support the state rent supplement program."

9 SECTION 4. Section 356D-153, Hawaii Revised Statutes, is
10 amended by amending subsection (b) to read as follows:

11 "(b) The authority shall give preference to qualified
12 tenants with incomes at or below eighty per cent of the annual
13 median income as determined by the United States Department of
14 Housing and Urban Development[-]; provided that the authority
15 shall further prioritize the following qualified tenant
16 applicants:

- 17 (1) Kupuna who are sixty-two years of age or older;
18 (2) Families with at least one child under the age of
19 eighteen years; and
20 (3) Qualifying tenants with disabilities."



1 SECTION 5. Section 356D-155, Hawaii Revised Statutes, is
2 amended by amending subsection (b) to read as follows:

3 "(b) Procedures adopted by the authority hereunder shall
4 provide for recertification of the incomes of tenants, except
5 elders, at intervals [~~of two years, or at shorter intervals,~~]
6 determined by the authority for the purpose of adjusting rental
7 charges and annual payments on the basis of tenants' incomes,
8 but in no event shall rental charges adjusted under this part
9 for any dwelling exceed the fair market rental of the dwelling."

10 SECTION 6. Section 356D-154, Hawaii Revised Statutes, is
11 repealed.

12 ~~["**[§356D-154] Relationship of annual payment to rental and**~~
13 ~~**income.** The amount of the annual payment with respect to any~~
14 ~~dwelling unit shall not exceed the amount by which the fair~~
15 ~~market rental for that unit exceeds thirty per cent of the~~
16 ~~tenant's income as determined by the authority pursuant to~~
17 ~~procedures and rules pursuant to chapter 91."]~~

18 SECTION 7. Act 98, Session Laws of Hawaii 2023, as amended
19 by Act 282, Session Laws of Hawaii 2025, is amended by amending
20 section 6 to read as follows:



1 "SECTION 6. This Act shall take effect on July 1, 2023,
2 and shall be repealed on June 30, [~~2028~~] 2026."

3 SECTION 8. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$5,000,000 or so much
5 thereof as may be necessary for fiscal year 2026-2027 to be
6 deposited into the state rent supplement program special fund.

7 SECTION 9. There is appropriated out of the state rent
8 supplement program special fund the sum of \$5,000,000 or so much
9 thereof as may be necessary for fiscal year 2026-2027 to provide
10 rent supplement payments under the state rent supplement
11 program.

12 The sum appropriated shall be expended by the Hawaii public
13 housing authority for the purposes of this Act.

14 SECTION 10. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$ or so
16 much thereof as may be necessary for fiscal year 2026-2027 to
17 establish four full-time equivalent (4.0 FTE) permanent public
18 housing specialist II positions and one full-time equivalent
19 (1.0 FTE) permanent public housing specialist IV position to
20 support administration of the state rent supplement program.



1 The sum appropriated shall be expended by the Hawaii public
2 housing authority for the purposes of this Act.

3 SECTION 11. In codifying the new sections added by
4 section 1 and referenced in sections 2 and 3 of this Act, the
5 revisor of statutes shall substitute appropriate section numbers
6 for the letters used in designating the new sections in this
7 Act.

8 SECTION 12. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

10 SECTION 13. This Act shall take effect on July 1, 2050.



Report Title:

HPHA; DLNR; State Rent Supplement Program; State Rent Supplement Program Special Fund; Bureau of Conveyances; Land Court; Transaction Taxes; Repeal; Positions; Appropriations

Description:

Requires the Hawaii Public Housing Authority to award monthly rent supplement payments on behalf of qualified tenants under the State Rent Supplement Program prioritizing certain tenants, including kupuna. Authorizes the HPHA to enter into memoranda of agreement for rental supplement payments with the counties or specialized nonprofit organizations. Amends provisions relating to the State Rent Supplement Program. Establishes the State Rent Supplement Program Special Fund. Requires the Department of Land and Natural Resources to assess a transaction tax for each applicable recording in the Office of the Assistant Registrar of the Land Court or the Bureau of Conveyances to be deposited into the State Rent Supplement Program Special Fund. Repeals the existing separate State Rent Supplement Program for Kupuna. Establishes four full-time equivalent (4.0 FTE) permanent public housing specialist II positions and one full-time equivalent (1.0 FTE) permanent public housing specialist IV position within the Hawaii Public Housing Authority. Appropriates funds. Effective 7/1/2050. (SD1)

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