

STAND. COM. REP. NO. 2546

Honolulu, Hawaii

FEB 20 2026

RE: S.B. No. 2209
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committee on Commerce and Consumer Protection, to which was referred S.B. No. 2209 entitled:

"A BILL FOR AN ACT RELATING TO RENTAL DISCRIMINATION,"

begs leave to report as follows:

The purpose and intent of this measure is to allow a court to award attorneys' fees to a prevailing party in an action relating to discriminatory practices in a rental transaction based on source of income.

Your Committee received testimony in support of this measure from the Hawai'i Civil Rights Commission.

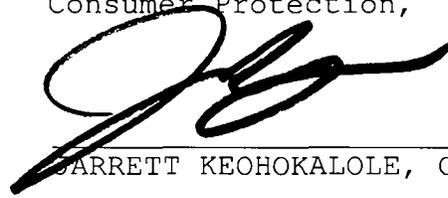
Your Committee finds that existing law allows an individual to file a private right of action based on source of income discrimination but specifies that no party may be awarded attorneys' fees or costs. This can be a disincentive for attorneys to represent parties in these types of cases, resulting in individuals having to represent themselves in court. By encouraging attorneys to take on source of income discrimination cases, this measure would improve legal representation and enforcement of protections against source of income discrimination in housing.

Your Committee has amended this measure by inserting an effective date of July 1, 2050, to encourage further discussion.



As affirmed by the record of votes of the members of your Committee on Commerce and Consumer Protection that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2209, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2209, S.D. 1, and be referred to your Committee on Judiciary.

Respectfully submitted on
behalf of the members of the
Committee on Commerce and
Consumer Protection,



BARRETT KEOHOKALOLE, Chair



