

STAND. COM. REP. NO. **2880**

Honolulu, Hawaii

MAR 06 2026

RE: S.B. No. 2396
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. 2396 entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Require the Department of Commerce and Consumer Affairs to establish and maintain a registry of agents designated to manage a property on behalf of an absentee owner or landlord;
- (2) Require an absentee owner or landlord to register any agents managing a property on their behalf with the Department of Commerce and Consumer Affairs;
- (3) Prohibit an absentee owner or landlord from designating a tenant as an agent;
- (4) Establish penalties for an absentee owner or landlord that fails to register an agent with the Department of Commerce and Consumer Affairs or fails to designate an agent; and
- (5) Require member owners of a condominium association who live outside the State or on another island of the State



from where the unit is located to provide the association's managing agent, resident agent, or board with the contact information of a designated on-island agent for the unit, which shall be included on the address list maintained by the association.

Your Committee received testimony in support of this measure from the Hawai'i Association of REALTORS, Palehua Townhouse Association, and three individuals.

Your Committee received testimony in opposition to this measure from the Hawaii Council of Community Associations and two individuals.

Your Committee finds that compliance with existing law requiring owners and landlords to designate an agent residing on the same island where a rental unit is located may be inconsistent, which can result in challenges for tenants needing to resolve maintenance issues or respond to emergencies. This measure would strengthen the regulatory framework for absentee owners and landlords to provide improved consumer protections for tenants.

Your Committee has amended this measure by:

- (1) Deleting language that would have required a member owner of a condominium association who lives outside the State or on another island of the State from where the unit is located to provide the association's managing agent or resident agent with the contact information of a designated on-island agent for the unit;
- (2) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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. 2396, as amended herein, and recommends that



it pass Second Reading in the form attached hereto as S.B.
No. 2396, S.D. 1, and be placed on the calendar for Third Reading.

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

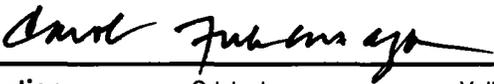


JARRETT KEOHOKALOLE, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Commerce and Consumer Protection
CPN

| | | | | |
|--|-----------------------------------|--------------------------|------------|----------------|
| Bill / Resolution No.:* SB 2396 | Committee Referral: CPN | Date: 3/4/2026 | | |
| <input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____ | | | | |
| The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313 | | | | |
| Members | Aye | Aye (WR) | Nay | Excused |
| KEOHOKALOLE, Jarrett (C) | ✓ | | | |
| FUKUNAGA, Carol (VC) | ✓ | | | |
| LAMOSAO, Rachele | ✓ | | | |
| MCKELVEY, Angus L.K. | ✓ | | | |
| AWA, Brenton | ✓ | | | |
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| TOTAL | 5 | | | |
| Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted | | | | |
| Chair's or Designee's Signature:  | | | | |
| Distribution: Original Yellow Pink File with Committee Report Committee Drafting Agency | | | | |

*Only one measure per Record of Votes