



**Hawaii
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February 4, 2008

The Honorable Maile S. L. Shimabukuro, Chair
House Committee on Human Services & Housing
State Capitol, Room 325
Honolulu, Hawaii 96813

RE: H.B. 3000 Relating to Property
Hearing Date: February 5, 2008 @ 9:00 a.m., Room 329

Dear Chair Shimabukuro and members of the House Committee on Human Services & Housing,

On behalf of our 10,000 members in Hawaii, the Hawaii Association of REALTORS® (HAR) **opposes** S.B. 2854.

Common areas vary from buildings, complexes, townhouses, and units. Such requirement would mean a specialized rental agreement for one unit to another. It may also require the inclusion of the declaration and by-laws of the Association of Apartment Owners with the rental agreement.

Under the law, a tenant must agree to comply with all rules that apply to the unit and to the tenant's use of the unit, including, but not limited to (a) by-laws, house rules, and other rules; (b) any federal, state, or county laws; and (c) any other restrictions.

HAR questions the intent of S.B. 2854 as we believe it will create additional paperwork for landlords and provides no real benefit to the tenant.

Mahalo for the opportunity to testify.