
A BILL FOR AN ACT

RELATING TO THE LANDLORD-TENANT CODE.

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

1 SECTION 1. Section 521-10, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "~~{}~~§521-10~~{}~~ **Duties; obligation of good faith.** Every
4 duty imposed by this chapter and every act which must be
5 performed as a condition precedent to the exercise of a right or
6 remedy under this chapter imposes an obligation of good faith in
7 its performance or enforcement. For the purposes of this
8 section, "good faith" means a state of mind consisting of:

- 9 (1) Honesty in belief or purpose;
10 (2) Faithfulness to one's duty or obligation;
11 (3) Observance of reasonable commercial standards of fair
12 dealing in the residential rental business; and
13 (4) Absence of intent to harass, defraud, or to seek
14 unconscionable advantage."

15 SECTION 2. Statutory material to be repealed is bracketed
16 and stricken. New statutory material is underscored.

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1 SECTION 3. This Act shall take effect on July 1, 2009.

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INTRODUCED BY: *Della A. Bellotti*

JAN 23 2009



Report Title:

Landlord-tenant Code

Description:

Provides a definition of "good faith".

