

baker2 - Michele

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 25, 2009 10:53 PM
To: CPN Testimony
Cc: snackline@aol.com
Subject: Testimony for SB1156 on 2/26/2009 8:30:00 AM

LATE

Testimony for CPN 2/26/2009 8:30:00 AM SB1156

Conference room: 229
Testifier position: support
Testifier will be present: No
Submitted by: Richard Ricarte
Organization: Individual
Address: 2920 Ala Ilima St. #105 Honolulu, HI
Phone: 808-833-7018
E-mail: snackline@aol.com
Submitted on: 2/25/2009

Comments:

baker2 - Michele

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 25, 2009 9:55 PM
To: CPN Testimony
Cc: ekomomai@aol.com
Subject: Testimony for SB1156 on 2/26/2009 8:30:00 AM

LATE

Testimony for CPN 2/26/2009 8:30:00 AM SB1156

Conference room: 229
Testifier position: oppose
Testifier will be present: No
Submitted by: Bob Bretschneider
Organization: Individual
Address: 94-868D Lelepua St Waipahu, HI
Phone: 677-9689
E-mail: ekomomai@aol.com
Submitted on: 2/25/2009

Comments:

We find it incomprehensible that you would be considering legislation forcing a landlord to rent to someone who owns a dog or cat. My husband and I have been remodeling contractors for over 28 yrs. We have also been landlords for about 20 yrs. We have always taken pride in the fact that we offered our apartment rentals in the same condition as we would be willing to live in. We have, on occasion, rented to someone who owned a pet and who PROMISED us that their pet NEVER relieved itself anywhere other than outside or in a litter box. Without fail, we found the rug and carpet pad underneath spotted with urine rings. As remodelers we found the same to be true in other's rental apartments. Once an apartment has been rented to a pet owner, it is often difficult to rent to someone who is sensitive to pet odors. In addition, many times the fleas left behind from pets do not evidence themselves until a week or two after the pet has been removed. Often this is too late to hold the tenant responsible for their removal. Emboldened by this new RIGHT, our fear is that careless tenants will not feel it necessary to care for our investment. One month's security deposit is not enough to replace most carpeting, much less repair other damage that may be done. We just don't feel like dealing with the headaches and don't feel as though it is your decision to make us do so.



HAWAII INDEPENDENT CONDOMINIUM & COOPERATIVE OWNERS
1600 ALA MOANA BLVD. - APT. 3100 - HONOLULU - HAWAII 96815

February 26, 2009

Senator Rosalyn H. Baker, Chair
Committee on Commerce and
Consumer Protection

**Testimony on SB 1156 Relating to Discrimination in Real Property
Transactions**

Dear Senator Baker:

Thank you for this opportunity to testify in opposition to SB 1156 on behalf of the Hawaii Independent Condominium and Co-op Owners (HICCO).

Our organization agrees with the Hawaii Council of Associations of Apartment Owners (HCAAO) that SB 1156 should be held. This bill would force landlords to allow pets to reside in their apartments and punish landlords if they do not.

Frankly, this bill results in treating the owners of pets like parents of children. This is legislation gone wild.

We appreciate your consideration of our testimony in opposition to SB 1156.

Sincerely,

Richard Port

Richard Port, Chair
Legislative Committee



February 25, 2009

SENATE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE
REGARDING SENATE BILL 1156

Hearing Date : THURSDAY, February 26, 2009
Time : 8:30 a.m.
Place : Conference Room 229

Chair Baker and Members of the Committee:

My name is John Morris and I am testifying against SB 1156 on behalf of the Hawaii Legislative Action Committee of the Community Associations Institute ("CAI"). CAI Hawaii is the local chapter of a national organization dedicated to improving the management and operation of community associations nationwide. CAI has over 200 members in Hawaii and over 14,000 nationwide.

CAI opposes this bill as an attempt to force landlords to permit pets. Although condominiums and other homeowner associations are not mentioned in the bill, the bill may have a direct impact on rental units in condominiums. For example, the bill does not specify whether the obligation of a landlord to permit pets will override "no pet" rules in certain condominiums and other homeowner associations

Persons with disabilities who require animals for assistance are already covered under State and federal antidiscrimination laws, which require reasonable accommodations for pets under those circumstances. This bill would simply force property owners to permit pets regardless of whether they wished to do so and for no valid public purpose or reason.

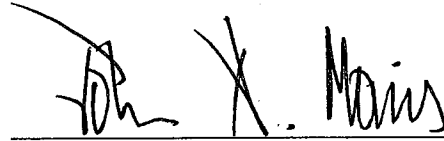
Essentially, pet ownership is not something a person is born with or develops as a disability or disease. Instead, pet ownership is simply a choice that this bill gives special protections not justified by the facts and circumstances. Overriding the contractual rights of landlords is not justified to give everyone the right to pet ownership.

Even assuming the findings of the bill in section 1 are correct, that still means that six out of seven people in Hawaii do not have pets, sometimes for good reason. Nevertheless, the bill does not take into account their rights nor discuss any of the reasons why pets create problems for their owners and neighbors. In particular, landlords who prohibit pets often have good reasons -- reasons that result from bitter experience and that are not mentioned in the preamble to the bill -- such as problems with pets relating to noise, feces and urine in the home and around the home, damage to the home, fleas, etc. Certainly,

condominiums that prohibit pets have often discovered that allowing pets can have serious downsides in the close confines of a condominium project.

Please contact me at 523-0702 if you have any questions. Thank you for this opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "John A. Morris". The signature is written in a cursive style with a horizontal line underneath it.

John A. Morris
Hawaii Legislative Action Committee
of the Community Associations Institute

baker2 - Michele

From: Kawehi Yim [kyim@hawaiianhumane.org]
Sent: Wednesday, February 25, 2009 6:16 PM
To: CPN Testimony
Subject: HB1156 - RELATING TO DISCRIMINATION IN REAL PROPERTY TRANSACTIONS

HB1156 - RELATING TO DISCRIMINATION IN REAL PROPERTY TRANSACTIONS
Committee on Commerce and Consumer Protection
Thursday, February 26, 2009, 8:30 a.m.

THE HAWAIIAN HUMANE SOCIETY
Kawehi Yim, Community Relations Director
SUPPORT HB1156

LATE

Dear Chair Baker and Vice-Chair Ige and Members of the Committee,

On behalf of the Hawaiian Humane Society and its 20,000+ members, we SUPPORT HB1156, relating to discrimination in real property transactions. Nearly 60% of Oahu households own a pet, and we receive thousands of calls each year from people who are desperate to find housing for themselves and their pets. It is also true that we see countless pets surrendered to our shelter simply because their owners have not been able to find pet-friendly housing. This is a tragedy for our community and it must be solved.

To that end, the Hawaiian Humane Society has a nationally recognized program called Pets in Housing through which we work with both landlords and tenants to help increase the amount of pet-friendly housing on the island. We educate tenants about being responsible pet owners and also offer tools to help landlords identify responsible pet owners in order to rent to them. We also offer suggestions and recommended language that can be incorporated into existing house rules, as well as sample pet policies and pet addendum agreements that can be added to existing agreements.

Much like bans on pets in our parks or on trails, bans on pets in housing do not serve our community. As the bill's language indicates, these types of policies do not reflect the current demographics of our community and cause a host of problems from ripping families apart and filling shelters unnecessarily to backlogging our court system. As such, we ask the committee's support of HB1156, and encourage landlords and rental agents to be pet-friendly, pet owners to be responsible and the creation of policies that can support the needs of both.

Sincerely,
Kawehi Yim

Kawehi Yim
Community Relations Director
Hawaiian Humane Society
2700 Waiialae Avenue
Honolulu, HI 96826

Phone: 808.946.2187

E-Mail: kyim@hawaiianhumane.org

When it comes to giving, go local. On Oahu, Hawaiian Humane Society is the only animal welfare organization that shelters, rescues, adopts and welcomes all animals – all day and every day. 100% of your gift stays in the islands for the benefit of Hawaii's animals and people.

www.hawaiianhumane.org