
A BILL FOR AN ACT

RELATING TO RENTAL AGREEMENTS.

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

1 SECTION 1. The legislature finds that the existing forty-
2 five-day written-notification requirement of termination of
3 lease in the landlord-tenant code is extremely cumbersome for
4 landlords of tenants who fail to abide by their rental agreement
5 and do not pay their rent in a timely fashion. Furthermore,
6 this requirement places an onerous burden on landlords when no
7 rental payment is provided for two months, particularly in cases
8 in which these landlords may rely on these monthly payments to
9 pay their bills, property taxes, insurance policies, and other
10 expenses.

11 The purpose of this Act is to modify the existing landlord-
12 tenant code to reduce the written-notification requirement of
13 termination of lease from forty-five days to thirty days, which
14 equals the maximum number of days for which a tenant may be
15 charged a security deposit.

16 SECTION 2. Chapter 521-71, Hawaii Revised Statutes, is
17 amended by amending subsection (a) to read as follows:



1 "(a) When the tenancy is month-to-month, the landlord may
2 terminate the rental agreement by notifying the tenant, in
3 writing, at least [~~forty-five~~] thirty days in advance of the
4 anticipated termination. When the landlord provides
5 notification of termination, the tenant may vacate at any time
6 within the last [~~forty-five~~] thirty days of the period between
7 the notification and the termination date, but the tenant shall
8 notify the landlord of the date the tenant will vacate the
9 dwelling unit and shall pay a prorated rent for that period of
10 occupation."

11 SECTION 3. This Act does not affect rights and duties that
12 matured, penalties that were incurred, and proceedings that were
13 begun before its effective date.

14 SECTION 4. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 5. This Act shall take effect upon its approval.

17

INTRODUCED BY: _____

James J. [Signature]
by request

JAN 24 2012



H.B. NO. 2630

Report Title:

Residential Landlord-Tenant Code; Termination of Tenancy

Description:

Amends the Residential Landlord-Tenant Code to allow for written notification of termination of a month-to-month tenancy from forty-five days to thirty days to correspond with the maximum allowable number of days covered under the renter's security deposit.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

