

HOUSE OF REPRESENTATIVES  
THE TWENTY-SEVENTH LEGISLATURE  
REGULAR SESSION OF 2013

February 19, 2013

RE: HB 1316

Dear Committee members,

I ask as a professional property manager that you consider passing HB 1316 and amending the current landlord-tenant code to allow landlords to retain an additional deposit for pets. It has been an unfortunate experience with most of my properties that pets have caused damages that exceed the security deposit and I have had no recourse other than small claims court to attempt to recover monies for my owners due to pet damages. On the other side many tenants try to find a home with their pets and have difficulty finding a home as most owners do not want to rent to tenants with pets since they cannot charge a pet deposit in the event there are damages caused by the pet.

By passing this measure it would be a win-win for both landlord and tenant as it would make it easier to find housing for tenants and allow landlords to have the peace of mind that if there is property damage caused by the pet that they have a pet deposit to bring their property back in rentable condition once the tenant vacates the property.

Thank you so much for your time and consideration,

//Rosa Gomes//

Rosa Gomes, RA, Property Manager  
RE/MAX Honolulu  
480 Kamokila Blvd #104  
Kapolei, HI 96709  
(808) 497-3860

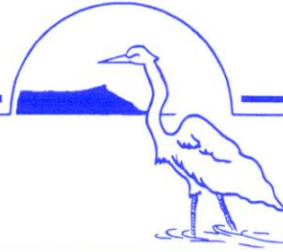
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**WOODSTOCK**  
PROPERTIES, INC.

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February, 19, 2013

To Whom It May Concern:

This is my Testimony on HB1316. I am a property manager and many times, we rent to a tenant who has a pet. You cannot imagine the problems we have when we check this tenant out of the property.

Pet urine that has soaked into the carpet, the pad, and the concrete.

Chewed up cabinets or baseboards or doors or woodwork.

Red dirt marks that can only be repainted, as they no longer can be cleaned.

Cat hair and dander that is in the carpet and will never come out.

Unfortunately, the type of tenant who does not care for their pet, generally does not leave the property in very good condition. The money that is in the security deposit only covers the rent due or the damage that is caused by the pet. If there was a PET DEPOSIT, then there would be money available to pay for these necessary repairs. Also, at tenant would think twice about the fact that they could lose this deposit, and would further insure that they would take care of the pet properly.

Sincerely,

Linda C. "Dusty" Wodstock – R, CRB, CRS, GRI, RMP

Principal Broker/Property Manager

**kawakami2 - Rise**

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 19, 2013 3:21 PM  
**To:** CPCtestimony  
**Cc:** rodnrod@hotmail.com  
**Subject:** \*Submitted testimony for HB1316 on Feb 20, 2013 14:00PM\*

**HB1316**

Submitted on: 2/19/2013

Testimony for CPC/JUD on Feb 20, 2013 14:00PM in Conference Room 325

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Terri Shishido	Individual	Support	No

Comments:

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February 19, 2013

**The Honorable Angus L.K. McKelvey, Chair**  
House Committee on Consumer Protection & Commerce  
State Capitol, Room 325  
Honolulu, Hawaii 96813

**RE: HB1316, RELATING TO ANIMALS**

**HEARING: Wednesday, February 20, 2013 @ 2:00 p.m.**

Aloha Chair McKelvey, Vice Chair Kawakami, and Members of the Committee:

I am **Amanda Frazier, Property Manager**, here to testify on behalf of Cornerstone Properties, the Hawai'i Association of REALTORS® ("HAR"), and the National Association of Residential Property Managers ("NARPM"). HAR and NARPM **supports** H.B. 1316 which Amends the residential landlord-tenant code to provide for security deposits that include an additional sum to pay for damages caused by any animal allowed to reside in the premises pursuant to the rental agreement.

There are not many rental properties currently which accept pets. In my professional opinion, many home owners are wary of allowing pets due to the possibility of damages done to their investment property. Currently, we as landlords/property managers, are not able to collect Pet Deposits. In many instances, the full security deposit may not cover expenses of damages done by a pet.

For example, we had an instance recently where a cat in the unit sprayed, and nothing could remedy the smell except to replace the entire flooring of the downstairs unit. The cost of the work done totaled over \$4000.00. The tenant's security deposit was already used to take care of other expenses such as unpaid utility costs, cleaning, etc. and not much remained to go toward the pet damages. If we were able to collect a pet deposit, it would have been able to go towards damages done by the cat.

I believe that if we are able to collect a pet deposit, owners of properties will be much more likely to rent to people with pets.

I, along with everyone at Cornerstone Properties and NARPM are highly in favor of **HB1316**.

Mahalo for the opportunity to testify.

Amanda Frazier, RA  
Property Manager





February 19, 2013

**The Honorable Angus L.K. McKelvey, Chair**  
House Committee on Consumer Protection & Commerce  
State Capitol, Room 325  
Honolulu, Hawaii 96813

**RE: HB1316, RELATING TO ANIMALS**

**HEARING: Wednesday, February 20, 2013 @ 2:00 p.m.**

Aloha Chair McKelvey, Vice Chair Kawakami, and Members of the Committee:

I am **Carl Frazier, Property Manager and Principal Broker** and owner of Cornerstone Properties, here to testify on behalf of Cornerstone Properties, the Hawai'i Association of REALTORS® ("HAR"), and the National Association of Residential Property Managers ("NARPM"). HAR and NARPM **supports** H.B. 1316 which Amends the residential landlord-tenant code to provide for security deposits that include an additional sum to pay for damages caused by any animal allowed to reside in the premises pursuant to the rental agreement.

There are always tenants looking for rentals that will accept pets. However, many of our owners are hesitant to accept them as we are currently unable to accept a pet deposit above and beyond the current deposit limit which is one month's rent. If we were able to accept a pet deposit like almost all other states, then we would be able to accommodate them.

It's a good idea whose time has come.

I believe that if we are able to collect a pet deposit, owners of properties will be much more likely to rent to people with pets.

I, along with everyone at Cornerstone Properties and NARPM are highly in favor of **HB1316**.

Mahalo for the opportunity to testify.

Carl L Frazier, R, PB  
Property Manager, Past President of the Oahu Chapter of the  
National Association of Residential Property Managers.

*For Landlords, Hawaii has rules that seem to be in favor of tenants vs landlords.*

*For example, we can't have the security deposit that is equal to one month's rent. We are not allowed to collect any cleaning fees or pet deposits.*

*Hawaii tends to be a "pet friendly" atmosphere but when it comes to renting, the landlord is in a position that makes it difficult to accept tenants due not being able to collect a deposit for the pet. I find most pet owners are willing to pay a pet deposit. It is difficult to find rentals in Hawaii that allows pets, I believe due to not being able to collect a pet deposit.*

*Perhaps Hawaii can be a more "pet friendly" state by allowing the landlord to collect a pet deposit. I hear and receive so many people asking for a place to rent that allows pets.*

*I think it would definitely help the landlords to be more open in accepting pets, if we could have a pet deposit.*

*Thank you for your time.*

**kawakami2 - Rise**

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 19, 2013 5:34 PM  
**To:** CPCtestimony  
**Cc:** batess002@hawaii.rr.com  
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**HB1316**

Submitted on: 2/19/2013

Testimony for CPC/JUD on Feb 20, 2013 14:00PM in Conference Room 325

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Sherry A. Bates (RA)	Individual	Oppose	No

Comments: Making a pet deposit a part of the Landlord Tenant Code may appear that as a property manager I must rent to prospective tenants with a pet. I do not feel an owner or landlord should be required to rent to a pet owner if they do not want pets on their property. On another note, how does one determine how much of a deposit should be considered enough when all prospective tenants will only tell you how their pet have never created damage.

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February 19, 2013

**The Honorable Angus L.K. McKelvey, Chair**  
House Committee on Consumer Protection & Commerce  
State Capitol, Room 325  
Honolulu, Hawaii 96813

**RE: HB1316, RELATING TO ANIMALS**

**HEARING: Wednesday, February 20, 2013 @ 2:00 p.m.**

Aloha Chair McKelvey, Vice Chair Kawakami, and Members of the Committee:

I, **Sandy Jessmon, Realtor Associate**, do hereby testify on behalf of Cornerstone Properties, the Hawai'i Association of REALTORS® (HAR), and the National Association of Residential Property Managers (NARPM) who **support** H.B. 1316 that would amend the residential landlord-tenant code to provide for security deposits that would allow for an additional sum to pay for damages caused by any animal allowed to reside on the premises in accordance with the rental agreement.

Many homeowners are aware of the potential damage a pet could inflict on their investment properties and thus, will not rent to anyone with a pet. Currently, security deposits may not cover the cost of repairs necessary to restore a unit, common area elements, or another resident's property when there is damage caused by a pet. Owners may be more likely to allow pets if they could collect a pet deposit.

We had a tenant with a dog that allowed the animal to use a lanai to relieve itself and would wash the feces and urine off the lanai into the parking lot and onto parked cars. A Pet Deposit would have helped to alleviate the expenses incurred to rectify the damages.

I am in agreement with HAR, NARPM, and my fellow realtors who support **HB1316**.

Thank you.

Sandy Jessmon, RA  
Realtor Associate





February 19, 2013

Dear Honorable Chair and Committee Members,

I strongly support HB 1316 - Relating to Animals.

As a long-time property manager and a pet owner, I have always tried to convince my owners that allowing pets into their home, does not guarantee damage to the home. However, since we are unable to collect any additional funds in the form of a Pet Deposit, it has been a hard sale. Tenants that have pets and moved here from the Mainland are surprised they have such a difficult time locating a rental that will allow their animals. They are willing to pay an extra deposit and are so disappointed when we tell them we cannot legally collect anything more than the Security Deposit.

Taking care of animals and their basic needs does much to nourish a child -- it teaches them responsibility and unconditional love. This is an opportunity that should be available to all children, not only the ones whose parents can afford to own their own home.

I encourage you to pass HB 1316 for owners, as well as to help improve the quality of life for tenants.

Respectfully submitted,

A handwritten signature in cursive script that reads "Becky D. Gustafson".

Becky D. Gustafson, CRS, GRI  
Realtor/Property Manager  
NARPM Member

**500 Ala Moana Blvd., Suite 400**  
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**kawakami2 - Rise**

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**From:** mailinglist@capitol.hawaii.gov  
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**To:** CPCtestimony  
**Cc:** mauicat7@yahoo.com  
**Subject:** \*Submitted testimony for HB1316 on Feb 20, 2013 14:00PM\*

**HB1316**

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<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Michael Willinsky	Homeward Bound	Support	No

Comments:

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