

February 4, 2013

**The Honorable Rida T.R. Cabanilla**

House Committee on Housing  
State Capitol, Room 329  
Honolulu, Hawaii 96813

**RE: H.B. 1407, Relating to the Disclosure of Energy Consumption to Renters and Lessees**

**HEARING: Monday, February 4, 2013 at 8:45 a.m.**

Aloha Chair Cabanilla, Vice Chair Woodson and Members of the Committee:

I am Aron Espinueva, Government Affairs Analyst, submitting comments on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its 8,000 members. HAR **submits comments** on H.B. 1407, which requires the disclosure of energy cost information to prospective tenants in rental or lease transactions.

Under the measure, a gas or electric public utility has 10 business days from receiving a written request from the landlord to provide an energy or gas consumption report to the landlord. Since the electricity or gas disclosure must be made on or before the tenant takes occupancy, turning around the unit to a new tenant will required additional costs and potential delays.

Moreover, it is not uncommon for a property management company to vacate anywhere from 50 to 70 units a month. This could mean 50 to 70 requests for reports to an energy or gas company, from one company alone. This could easily become overwhelming to the utility company when applied to all rental and lease transactions.

For these reasons, HAR has concerns about the measure as drafted. However, if the Committee is inclined to move this measure, HAR would respectfully request that it include a delayed effective date of November 1, 2013, so that we may revise our rental agreements, commercial agreements, and other forms accordingly.

Mahalo for the opportunity to testify.



# Sierra Club Hawai'i Chapter

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## HOUSE COMMITTEE ON HOUSING

February 3, 2013, 8:45 A.M.  
(Testimony is 1 page long)

## TESTIMONY IN SUPPORT OF HB 1407

Aloha Chair Cabanilla and Members of the Committee:

The Sierra Club, Hawaii Chapter, with over 10,000 dues paying members and supporters statewide, respectfully *supports* HB 1407. This measure allows renters to have the information needed to make informed decisions about what properties to rent, and indirectly incentivizes property owners to invest in energy efficiency.

The average electrical bill in Hawaii is approximately three (3) times higher than the mainland. This has real impacts on the cost of living. Renters, particularly those living paycheck to paycheck, deserve to be able to make decisions based on a realistic estimate of potential costs.

Further, buildings account for 72% of electricity use and over 36% of greenhouse gas emissions in the U.S. Improving their energy efficiency would lower energy bills, eliminate the need for new power plants, increase our energy independence, reduce air and water pollution, and cut the carbon emissions that cause global warming. It also directly improves the future comfort and affordability of these homes.

Please advance this measure. Mahalo for the opportunity to testify.