

# SB 19

Measure Title: RELATING TO RENEWABLE ENERGY.  
Report Title: Renewable Energy; Landlords; Lessors; Public Utility  
Description: Exempts landlords and lessors who install renewable energy systems to their property from the definition of "public utility".  
Companion: [HB453](#)  
Package: None  
Current Referral: ENE, CPN  
Introducer(s): GABBARD, CHUN OAKLAND, RUDERMAN

<u>Sort by</u> <u>Date</u>		<b>Status Text</b>
1/17/2013	S	Introduced.
1/17/2013	S	Passed First Reading.
1/17/2013	S	Referred to ENE, CPN.
1/31/2013	S	The committee(s) on ENE has scheduled a public hearing on 02-05-13 2:45PM in conference room 225.
2/5/2013	S	The committee(s) on ENE recommend(s) that the measure be PASSED, UNAMENDED. The votes in ENE were as follows: 4 Aye(s): Senator(s) Gabbard, Ruderman, Chun Oakland, Ihara; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Slom.
2/13/2013	S	Reported from ENE (Stand. Com. Rep. No. 216) with recommendation of passage on Second Reading and referral to CPN.
2/13/2013	S	Report adopted; Passed Second Reading and referred to CPN.
2/15/2013	S	The committee(s) on CPN will hold a public decision making on 02-21-13 10:45AM in conference room 229.



NEIL ABERCROMBIE  
GOVERNOR

SHAN S. TSUTSUI  
LT. GOVERNOR

**STATE OF HAWAII  
OFFICE OF THE DIRECTOR  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS**

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KEALI'I S. LOPEZ  
DIRECTOR

JO ANN UCHIDA TAKEUCHI  
DEPUTY DIRECTOR

TO THE SENATE COMMITTEE  
ON COMMERCE AND CONSUMER PROTECTION

THE TWENTY-SEVENTH LEGISLATURE  
REGULAR SESSION OF 2013

THURSDAY, FEBRUARY 21, 2013  
10:45 A.M.

TESTIMONY OF JEFFREY T. ONO, EXECUTIVE DIRECTOR, DIVISION OF  
CONSUMER ADVOCACY, DEPARTMENT OF COMMERCE AND CONSUMER  
AFFAIRS, TO THE HONORABLE ROSALYN H. BAKER, CHAIR,  
AND MEMBERS OF THE COMMITTEE

SENATE BILL NO. 19 - RELATING TO RENEWABLE ENERGY

DESCRIPTION:

This measure proposes to exempt entities that provides, sells, or transmits power generated by a renewable energy system to an electric utility, lessee, or tenant from the definition of a public utility.

POSITION:

The Division of Consumer Advocacy ("Consumer Advocate") supports the intent of S.B. No. 19 and offers the following comments and suggested revisions.

COMMENTS:

This bill provides an opportunity for renters to be able to be able to benefit from the cost-savings of renewable energy systems, such as solar photovoltaic ("solar pv") systems, without having to incur the cost of installing the systems themselves. It further

provides landlords with investment opportunities that could ultimately benefit both the landlord and the tenant.

Insofar as a landlord who places a renewable energy system on the property that is occupied by the tenant, exception (M) to Hawaii Revised Statutes Section 269-1 already provides that that landlord would not be a "public utility." This is consistent with the Public Utilities Commissions' ("PUC") decision and order in the Maui Kele Shopping Center request for declaratory ruling Docket No. 2011-0329.

This bill would make it clear that a landlord who places a renewable energy device on a property that is not occupied by the tenant or lessee and who provides energy to the tenant would similarly not be a public utility. The Consumer Advocate agrees with the concept that landlords in these situations should not be regulated by the PUC and should also be exempted from the definition of a public utility. On the other hand, the Consumer Advocate is concerned with the potential effects such a situation may have on the safety and reliability of the electric utility's grid.

Finally, the Consumer Advocate is concerned that tenants and lessees who may not be on equal bargaining power with landlords and lessors may not receive any cost-savings benefits that this bill contemplates. Tenants and lessees need to be provided adequate protection in this bill that would assure them that they would not be subjected to economic hardship at the hand of an unscrupulous landlord. The Consumer Advocate suggests that the legislature consider adding the following language to this bill that will assure tenants and lessees that they will never have to pay their respective landlords or lessors an amount that exceeds the rate charged by the electric utility:

. . . provided further that the rate schedule charged to the lessee or tenant for the power generated by the renewable energy system shall under no circumstances be greater than the rate charged per kilowatt hour by the electric utility and shall be established for the duration of the lease and that the lease agreement entered into by the lessee or tenant reflects such rate schedule and provides disclosure that the rate can never be greater than the rate charged by the electric utility. Any disputes concerning the requirements of this provision shall be resolved pursuant to the provisions of the lease agreement and/or Chapter 521 of the Hawaii Revised Statutes, the residential landlord-tenant code, if applicable.

Thank you for this opportunity to testify.



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**NEIL ABERCROMBIE**  
GOVERNOR

**RICHARD C. LIM**  
DIRECTOR

**MARY ALICE EVANS**  
DEPUTY DIRECTOR

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Statement of  
**Richard C. Lim**  
Director

Department of Business, Economic Development, and Tourism  
before the

**Senate Committee on Commerce and Consumer Protection**

Thursday, February 21, 2013

10:45 AM

State Capitol, Conference Room 229

in consideration of

**SB 19 RELATING TO RENEWABLE ENERGY.**

Chair Baker, Vice Chair Galuteria, and Members of the Committee.

The Department of Business, Economic Development, and Tourism (DBEDT) supports the intent of SB 19. This measure would exempt owners and lessors who install renewable energy systems on their property and sell the electricity generated to their tenants or lessees on their premise from the definition of "public utility."

We believe this bill will allow renters and lessees the ability to take advantage of lower priced, fixed rate renewable energy, accelerating the adoption of renewable energy in Hawaii and helping the State meet its clean energy objectives. We respectfully defer to the Public Utilities Commission (PUC) regarding the regulatory aspects of this bill, and to the Consumer Advocate regarding the implementation of rates a non-utility generator could charge a tenant.

Thank you for the opportunity to offer these comments.

TESTIMONY OF HERMINA MORITA  
CHAIR, PUBLIC UTILITIES COMMISSION  
DEPARTMENT OF BUDGET AND FINANCE  
STATE OF HAWAII  
TO THE  
SENATE COMMITTEE ON COMMERCE & CONSUMER PROTECTION

FEBRUARY 21, 2013  
10:45 a.m.

**MEASURE:** S.B. No. 19  
**TITLE:** Relating to Renewable Energy

Chair Baker and Members of the Committee:

**DESCRIPTION:**

This measure proposes to create a specific exemption from the definition of "public utility" under Section 269-1, Hawaii Revised Statutes ("HRS"), for landlords and lessors who sell electricity produced by renewable energy systems located on the landlord's or lessor's property to tenants and lessees occupying such property.

**POSITION:**

The Public Utilities Commission ("Commission") would like to offer the following comments for the Committee's consideration.

**COMMENTS:**

The Commission would ask the Legislature to proceed cautiously when considering additional exemptions to the definition of public utility. Not all landlord-tenant agreements are standardized and safeguards should be in place to ensure that property owners selling electricity to tenants do not reach a level where they are acting as a de facto public utility. Existing case law and precedent on the matter would result in the same outcome, but would allow the Commission to review a specific set of facts and then issue a declaratory ruling. The Legislature would need to consider whether S.B. No. 19 provides adequate safeguards for the consumer that may not have a choice in the decision to purchase electricity.

Thank you for the opportunity to offer comments on this measure.

**NEIL ABERCROMBIE**  
GOVERNOR

**SHAN TSUTSUI**  
LT. GOVERNOR



**FREDERICK D. PABLO**  
DIRECTOR OF TAXATION

**JOSHUA WISCH**  
DEPUTY DIRECTOR

STATE OF HAWAII  
**DEPARTMENT OF TAXATION**

P.O. BOX 259  
HONOLULU, HAWAII 96809  
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FAX NO: (808) 587-1560

To: The Honorable Rosalyn H. Baker, Chair  
and Members of the Senate Committee on Commerce and Consumer Protection

Date: Thursday, February 21, 2013

Time: 10:45 A.M.

Place: Conference Room 229, State Capitol

From: Frederick D. Pablo, Director  
Department of Taxation

Re: S.B. 19 Relating to Renewable Energy

The Department of Taxation (Department) supports S.B. 19 and provides the following information and comments for your consideration.

This measure exempts landlords who install renewable energy systems on their property and sell the electricity to their tenants from being considered a public utility and thus being subject to the public service company tax. The Department prefers landlords in this situation not be considered public utilities subject to the public service company tax but rather that they be considered regular business taxpayers subject to the general excise tax. The Department believes this is simpler for taxpayers and is more in line with the intent of these respective taxes.

Thank you for the opportunity to provide comments.

# **Testimony before the Senate Committee on Commerce and Consumer Protection**

## **S.B. 19, S.D. 1 -- Relating to Renewable Energy**

**Thursday, February 21, 2013  
10:45 am, Conference Room 229**

**By Colton Ching**

**Hawaiian Electric Company, Inc.**

Chair Baker, Vice Chair Galuteria and Members of the Committee:

My name is Colton Ching. I am the Vice President of Energy Delivery at Hawaiian Electric Company. I am providing written testimony on behalf of Hawaiian Electric Company and its subsidiary utilities, Maui Electric Company and Hawaii Electric Light Company (the "Hawaiian Electric Companies").

The Hawaiian Electric Companies support the general intent of S.B. 19, S.D. 1, which proposes to exempt from the definition of "public utility" under Section 269-1, Hawaii Revised Statutes ("HRS"), landlords and lessors who sell electricity produced by renewable energy systems located on the landlord or lessor's property to tenants and lessees occupying such property. However, the Hawaiian Electric Companies offer that the bill is unnecessary given that the current exception to the definition of "public utility" found in HRS § 269-1(2)(M) already exempts the situation where a landlord or lessee provides electricity to a tenant or lessee from a renewable energy source. Further, the Hawaiian Electric Companies offer the following comments and suggested amendment for the Committee's consideration.

As a matter of policy, the Hawaiian Electric Companies are strongly committed to a clean energy future, but the bill does not specifically address the issue of compliance with interconnection requirements. It is important for customers who would like to interconnect a distributed generator as covered in this bill to continue to be required to participate in the Hawaiian Electric Companies' Rule 14H review process and comply with the requirements and standards for interconnection.

In addition, this measure may also introduce the potential for wheeling energy.<sup>1</sup> For example, in those situations where a landlord or lessor is located on the same or contiguous property but are separately metered from its tenants to the electric utility's system (e.g., townhome or multi-dwelling unit), the utilities would be required to wheel electrical energy between the landlord or lessor and the tenant through the utilities distribution system. Wheeling is a complex process which raises many operational, regulatory, legal, and ratemaking issues. In addition, under retail wheeling the determination of the appropriate place for third-parties to pay for the use of the utility's distribution system can be lengthy and delay customer benefits.

We therefore suggest that the Committee consider the following amendment to the bill, which will eliminate the situation where the landlord and tenant who are on the same or contiguous properties attempt to use a common renewable energy system through separate utility connections. In addition, by requiring systems to be limited to those instances where they are behind a single utility meter and service connection, any movement of power will occur behind the meter where the utility is not affected.

- Pg. 7, line 10-14, Section 2(N)(ii): *“Provides, sells or transmits the power generated from that renewable energy system to an electric utility or to a lessee or tenant on the person’s property where the renewable energy system is located **and in which the owner or lessor and the tenant are served by the same utility meter and service connection;**”*

Thank you for the opportunity to testify.

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<sup>1</sup> “Wheeling” is the term that is used in the electricity industry to describe the sale and transfer of electricity over a grid of wires. “Retail wheeling” is the term used to describe the sale of electricity from a generator of electricity to a home or business over transmission and distribution lines.





SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
Thursday, February 21, 2013, 10:45 a.m. – Senate Conference Room 229

**TESTIMONY IN SUPPORT OF SB 19 RELATING TO RENEWABLE ENERGY**

Chair Baker, Vice Chair Galuteria, and Members of the Committee:

Distributed Energy Partners is a Hawaii based, owned, and operated firm specializing in the development of commercial-scale distributed renewable energy projects, which include solar, wind, and emerging technologies.

Distributed Energy Partners strongly supports SB 19, which would amend Hawaii Revised Statutes, Chapter 269 to clarify that property owners who install a photovoltaic system or other renewable energy systems on their property can sell power they generate to their tenants without being deemed to be a "public utility" under Chapter 269.

Under the current law, there is no such explicit exclusion for property owners who sell power they generate to their tenants. As a result, there is some ambiguity as to whether such property owners could be considered to be a "public utility" by the Public Utilities Commission. This ambiguity leads owners of shopping centers, apartment buildings, and other commercial properties to either shy away entirely from installing photovoltaic solar systems on their property, or to install much smaller systems that serve only the common areas of the building and not the tenants.

Passing SB 19 and clarifying that property owners will not be deemed to be a public utility solely for selling power they generate to their tenants will further Hawaii's interest in promoting renewable energy. Many of the commercial properties that would be benefitted from the passage of SB 19 are ideal candidates for photovoltaic solar systems, since they have a large daytime electricity load. The enactment of SB 19 would also benefit tenants by allowing them to share in the electricity savings to the property owner.

We also note that SB 19 includes appropriate safeguards to protect tenants – specifically, the new exception would only apply where the electricity rate charged to the tenant by the property owner is fixed in advance and is part of the lease agreement between the property owner and the tenant.

Property owners should not be deemed a "public utility" solely for selling power they themselves generate on their property to tenants on that property. SB 19 would ensure that these property owners are not considered a public utility and would allow them to participate in Hawaii's clean energy initiatives. We support SB 19 and urge you to pass it as drafted. Thank you for the opportunity to provide this testimony.

Sincerely,

John Cheever

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
HAWAII CHAPTER

February 11, 2013

The Hon. Rosalyn Baker, Chair, and  
Members of the Senate Committee on  
Commerce and Consumer Protection

Re: Comments in Support of S.B. 19, Relating to Renewable Energy  
Decision Making: 10:45 a.m., February 21, 2013  
Conference Room 229, Hawaii State Capitol

Dear Chair Baker and Members of the Committee:

I am submitting these written comments on behalf of NAIOP Hawaii in **support** of S.B. 19, relating to renewable energy. We are the Hawaii chapter of NAIOP, the Commercial Real Estate Development Association, which is the leading national organization for developers, owners and related professionals in office, industrial and mixed-use real estate. The local chapter comprises property owners, managers, developers, financial institutions and real estate related professionals who are involved in the areas of commercial and industrial real estate in the State of Hawaii.

NAIOP Hawaii supports this measure, which would allow landlords to provide renewable energy to tenants without becoming classified as a "public utility." We understand that certain landlords may have been deterred from developing renewable energy for provision to their tenants because of their concern they will become a utility subject to regulation by the Public Utilities Commission. This measure would clarify that the definition of "public utility" is not intended to cover such a situation.

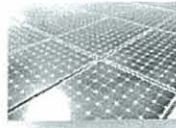
Given Hawaii's efforts to lessen dependence on fossil fuel and to encourage development of alternative energy, it makes sense to encourage landlords to provide viable renewable energy programs that can lower the costs of electricity for tenants.

Thank you for the opportunity to submit our written comments on this measure.

Respectfully,



James K. Mee  
Chair, Legislative Affairs Committee



**SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION**

February 21, 2013, 10:45 A.M.

Room 229

**(Testimony is 1 page long)**

**TESTIMONY IN SUPPORT OF SB 19**

Chair Baker, Vice-Chair Galuteria, and members of the Committee:

The Blue Planet Foundation supports SB 19, ensuring that landlords who provide renewable energy to tenants are not erroneously classified as a “utility.”

Hawaii must do all it can to help residents—homeowners and renters alike—use renewable energy as a solution to high energy prices and detrimental reliance on fossil fuels. But current rules unfortunately prolong a “split incentive” problem in many rental contexts. Where a landlord would be responsible for purchasing renewable energy equipment, but the tenant would be responsible for paying the energy bill, their incentives are not aligned. Landlords would spend, but tenants would save. Thus, while many homeowners are accessing renewable energy, solutions for tenants have been more scarce. SB 19 helps to unlock these split incentives by allowing landlords to recoup the upfront cost of renewable energy from the savings that tenants will enjoy on their bills. SB 19 achieves this without imposing onerous regulations on landlords, and without imposing additional regulatory duties on the Public Utilities Commission.

We respectfully urge the committee to forward SB 19, and thank you for this opportunity to testify in support.

[info@blueplanetfoundation.org](mailto:info@blueplanetfoundation.org)

55 Merchant Street 17<sup>th</sup> Floor • Honolulu, Hawai'i 96813 • 808-954-6142 • [blueplanetfoundation.org](http://blueplanetfoundation.org)

February 21, 2013

**The Honorable Rosalyn H. Baker, Chair**

Senate Committee on Commerce and Consumer Protection  
State Capitol, Room 229  
Honolulu, Hawaii 96813

**RE: S.B. 19, Relating to Renewable Energy**

**HEARING: Thursday, February 21, 2013 at 10:45 a.m.**

Aloha Chair Baker, Vice Chair Galuteria, and Members of the Committee:

I am Myoung Oh, Government Affairs Director, here to testify on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its 8,000 members. HAR **supports** S.B. 19 which exempts landlords and lessors who install renewable energy systems to their property from the definition of "public utility."

HAR believe the current statute, which would classify a landlord as a public utility if they provide renewable energy to tenants is a huge disincentive. The exemption that this measure would provide the landlord or lessor could encourage investment to benefit the tenants served, by providing them energy produced by renewable sources such as solar photovoltaic.

There are numerous benefits to the tenants, which includes an awareness of energy efficient lifestyle as well as potentially more stable energy rates.

Mahalo for the opportunity to testify.



**SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION**

Thursday, February 21, 2013 —10:45 a.m. — Room 229

**SB 19, Relating to Renewable Energy  
Comments in Support**

Chair Baker, Vice Chair Galuteria, and Members of the Committee:

My name is Jon Wallenstrom and I am the President of Forest City Hawaii. Forest City Hawaii is principally engaged in the ownership, development, management and acquisition of commercial and residential real estate and land in Hawaii. It is currently involved in a partnership with the Hawaii Housing Finance and Development Corporation (HHFDC) to develop Kamakana Villages, a mixed-use community of 2,206 homes on the Big Island, of which more than 50% will be affordably priced. It recently completed construction of the largest utility-scale solar photovoltaic farm on Oahu to date. Forest City is one of the largest residential community and renewable energy developers in the state. At Forest City we leverage our real estate experience to create renewable energy projects. These developments help offset the high cost of energy in Hawaii for both our community as a whole, while also decreasing the state's dependence on fossil fuels.

I write in support of SB 19 which exempts landlords and lessors who install renewable energy systems to their property from the definition of "public utility". This exemption would enable companies such as Forest City to invest in renewable energy solutions for our lessees, resulting in benefits to tenants including an awareness of energy efficient lifestyles as well as potentially more stable energy rates.

Thank you for the opportunity to provide these comments.



Senate Committee on Commerce and Consumer Protection  
Thursday, February 21, 2013 at 10:45 a.m.  
State Capitol, Conference Room 229

**SB19 Relating to Renewable Energy**

**Testimony in SUPPORT of SB19**

Frank Striegl, Senior Vice President, Capital Projects, Carmel Partners

Chair Baker, Vice Chair Galuteria, and Committee Members:

Carmel Partners **supports** Senate Bill 19, the bill that exempts landlords and lessors who install renewable energy systems on their property and sell the electricity generated to their tenants or lessees on the premise from the definition of "public utility".

Carmel Partners is a real estate investment company that acquires, rehabilitates and operates multi-family communities in Hawaii. We have been doing business in Hawaii for the last eight years and continue to commit to investing in Hawaii. We create quality communities using innovative ideas and solutions to enhance the value for our residents. Our first priority is to our tenants and prospective tenants.

According to the Center on Budget and Policy Priorities, at the end of 2012, 43% or 194,900 households in Hawaii are renters. Of those, 74% or 143,900 spend 30% or more of their income on housing. SB19 could help many of these households. Renters should be able to enjoy the many benefits of renewable energy that today is reserved for property owners.

The current statute, which would classify a landlord as a public utility if they provide renewable energy to tenants is a huge disincentive. SB19 would ensure consistent application of the exemption and could encourage investment to benefit the tenants served.

We see multiple benefits to the tenants, who to date, have not been able to participate in renewable energy initiatives, including raising the consciousness of sustainable living and energy efficiency habits as well as being offered potentially more stable energy rates.

We also support that SB19 includes appropriate provisions to protect tenants by providing that the rate schedule for the electricity charged to the lessee or tenant be reflected in the lease agreement for the duration of the lease. This would ensure transparency and encourage landlords to make it attractive to tenants in a competitive market.

Thank you for the opportunity to testify in support on this matter.

Carmel Partners

A handwritten signature in black ink, appearing to read "Frank Striegl", written over a horizontal line.

Frank Striegl, SVP

Senate Committee on Commerce and Consumer Protection  
Thursday, February 21, 2013 at 10:45 a.m.  
State Capitol, Conference Room 229

SB19 Relating to Renewable Energy

**Testimony of Jay Fidell in SUPPORT of SB19**

Chair Baker, Vice Chair Galuteria, and Committee Members:

As president of ThinkTech Hawaii, which is a small nonprofit and a commercial tenant, I **support** Senate SB19, the bill that exempts landlords and lessors who install renewable energy systems on their property and sells to their tenants and lessees from the definition of "public utility".

Today, renters and tenants are at an extreme disadvantage in living a sustainable lifestyle because landlords and lessors are not incentivized to invest in renewable energy systems for their properties. This bill will provide for a consistent application of an exemption that will take away any disincentives for the investor.

I support the provision that provides for rate disclosure at the time of the lease, for the duration of the lease.

Thank you for the opportunity to testify in support of this matter.

Sincerely,

Jay Fidell  
1001 Bishop Street, Suite 710  
Honolulu, Hawaii 97813  
Telephone 780-9254

Senate Committee on Commerce and Consumer Protection  
Thursday, February 21, 2013 at 10:45 a.m.  
State Capitol, Conference Room 229

SB19 Relating to Renewable Energy

**Testimony in SUPPORT of SB19**

Testimony of Gary Furuta, GSF, LLC

Chair Baker, Vice Chair Galuteria, and Committee Members:

GSF, LLC **supports** Senate SB19, the bill that exempts landlords and lessors who install renewable energy systems on their property and sells to their tenants and lessees from the definition of "public utility".

GSF, LLC serves as development consultant for various non-profit development corporations that develop very low-income rental projects ( $\leq 60\%$  Area Median Income). In managing the affordable rentals we are always looking for ways of reducing operating expenses, e.g., photovoltaic, that will benefit tenants.

The current statute discourages landlords to develop and provide renewable energy systems for their tenants.

This legislation would facilitate lessors to provide stable energy rates to their tenants, the constituents who would otherwise not benefit from renewable energy.

We support the provision to protect tenants by providing that the rate schedule for the electricity charged to the lessee or tenant be reflected in the lease agreement for the duration of the lease.

Thank you for the opportunity to testify in support of this matter.

Sincerely,



Gary Furuta  
GSF, LLC



**SB19**

Submitted on: 2/15/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Douglas Perrine	Individual	Support	No

Comments: This legislation is essential to achieving Hawaii's renewable energy goals, as it opens residential rental properties to owner-installed renewable energy systems. Without this legislation the State of Hawaii may also be liable for inducing owners to invest in a renewable energy system on which they are unable to achieve any return on investment. I am testifying as a landowner who, in good faith, accepted the state of Hawaii's offer of tax credits to help me install a photovoltaic solar electric system on my rental house, then discovered that I am unable to collect from the tenant for the electricity supplied. As a result, the system has now been disconnected, and neither myself nor the State of Hawaii are receiving any return on our investments. Furthermore, I have been discouraged from installing the planned additional two stages to this system, which would have tripled production.

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lezley Faleafine	Individual	Support	No

Comments: Committee, As a long-time renter, I encourage you to pass this bill with protection through the Landlord Tenant code. Aloha, Neenz Faleafine.

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lydia Cannon	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lisa Akana	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Janel Tabion	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Kris Higa	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
L. Faleafine	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Allan Tabion	Individual	Support	No



**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Georgeann Han	Individual	Support	No

**SB19**

Submitted on: 2/20/2013

Testimony for CPN on Feb 21, 2013 10:45AM in Conference Room 229

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Edward Morita	Individual	Support	No