

**"CHAPTER 518  
COVENANTS IN LEASES**

Section

518-1 Unlawful covenants

518-2 No recovery on illegal covenants

518-3 Invalidity of certain restrictive covenants

" **§518-1 Unlawful covenants.** It is unlawful for any person, association, firm, or corporation, as the lessor, to lease agricultural or farm lands with covenants or clauses in the lease stating that the lessee must sell all or a portion of the crop grown on the agricultural or farm lands to the lessor. [L 1961, c 12, §1; Supp, §345C-1; HRS §518-1]

" **§518-2 No recovery on illegal covenants.** Any covenant or clause contained in any lease made by any person, association, firm, or corporation in violation of this chapter is declared to be illegal, and no recovery thereon shall be had, provided that the illegal covenant or clause shall not affect the validity of the remainder of the lease. [L 1961, c 12, §2; Supp, §345C-2; HRS §518-2]

" **§518-3 Invalidity of certain restrictive covenants.** It is the public policy of the State to establish community residences in residential areas. Therefore, any restrictive covenant or other private legal impediment made by any person, association, firm, or corporation which directly or indirectly prevents or restricts the establishment in an area zoned for residential use of a facility licensed by the State as an adult residential care home as defined under section 321-15.1; intermediate care facility for individuals with intellectual disabilities in the community; or special treatment facility as defined under section 334-1 shall be void and unenforceable as to such community residences. [L 1988, c 204, §2; am L 2011, c 220, §10; am L 2014, c 193, §8]