
A BILL FOR AN ACT

RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.

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

1 SECTION 1. Section 521-53, Hawaii Revised Statutes, is
2 amended by amending subsection (b) to read as follows:
3 "(b) The landlord shall not abuse this right of access nor
4 use it to harass the tenant. Except in case of emergency or
5 where impracticable to do so, the landlord shall give the tenant
6 at least two days notice of the landlord's intent to enter and
7 shall enter only during reasonable hours[-]; provided that upon
8 the landlord's receipt of the tenant's notice of intent to
9 terminate a rental agreement, commencing two days after the
10 landlord's receipt of the tenant's notice of intent to terminate
11 the rental agreement, the notice of the landlord's intent to
12 enter shall be presumed for the purpose of exhibiting the
13 dwelling unit to a prospective purchaser, mortgagee, or tenant."

14 SECTION 2. This Act does not affect rights and duties that
15 matured, penalties that were incurred, and proceedings that were
16 begun before its effective date.



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1 SECTION 3. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY:

Bud Kolypali

JAN 18 2019



H.B. NO. 229

Report Title:

Residential Landlord-Tenant Code; Termination; Showings

Description:

Entitles the landlord to start exhibiting a dwelling unit to prospective purchasers, mortgagees, and tenants 2 days upon receipt of the present tenant's notice of terminating the rental agreement.

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