

1 SECTION 2. Chapter 127A, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§127A- Public establishments; prohibition against
5 denial of shelter. (a) Whenever the State, or any portion
6 thereof, is the subject of any emergency alert that advises the
7 public to immediately seek shelter, including an alert of an
8 incoming missile, no public establishment shall deny shelter to
9 any person who is inside the public establishment or who is in
10 the immediate vicinity of the public establishment. This
11 prohibition does not extend to pets.

12 (b) The prohibition under subsection (a) shall remain in
13 effect until a federal, state, or county emergency management
14 official advises the public that the emergency condition no
15 longer exists and that it is safe to resume normal activities.

16 (c) Except in cases of wilful misconduct, gross
17 negligence, or recklessness, no public establishment or any of
18 its agents or employees that provide shelter pursuant to
19 subsection (a) shall be civilly liable for the death of or
20 injury to persons, or property damage, that results from any act
21 or omission in the course of providing shelter.



1 (d) Any owner of a public establishment shall be
2 financially compensated or reimbursed by the State for repairing
3 any documented property damage to that owner's public
4 establishment or its contents, or both, that is caused by any
5 person who sought shelter at the public establishment during the
6 emergency alert.

7 (e) A complaint involving an alleged violation of
8 subsection (a) shall be made directly to the department of the
9 attorney general.

10 (f) The department of the attorney general shall
11 investigate complaints involving public establishments that have
12 allegedly denied shelter to persons, in violation of this
13 section.

14 (g) As used in this section:

15 "Owner" has the same meaning as in section 663-10.7.

16 "Public establishment" means a business, accommodation,
17 refreshment, entertainment, recreation, or transportation
18 facility of any kind that is constructed with safe concrete and
19 whose goods, services, facilities, privileges, advantages, or
20 accommodations are extended, offered, sold, or otherwise made
21 available to the general public as customers, clients, or



1 visitors. "Public establishment" includes but is not limited to
2 the following:

3 (1) A facility providing services relating to travel or
4 transportation;

5 (2) An inn, hotel, motel, or other establishment that
6 provides lodging to transient guests;

7 (3) A common area within a project that consists entirely
8 of time share units. For purposes of this paragraph,
9 "project" and "time share unit" shall have the same
10 meanings as in section 514E-1, and "common area"
11 includes roofs, halls, sidewalks, corridors, lobbies,
12 stairs, stairways, fire escapes, entrances and exits,
13 recreational facilities, parking areas, and reception
14 areas;

15 (4) A restaurant, cafeteria, lunchroom, lunch counter,
16 soda fountain, or other facility principally engaged
17 in selling food for consumption on the premises of a
18 retail establishment;

19 (5) A shopping center or any establishment that sells
20 goods or services at retail;



- 1 (6) An establishment licensed under chapter 281 doing
2 business under a class 4, 5, 7, 8, 9, 10, 11, or 12
3 license, as defined in section 281-31;
- 4 (7) A motion picture theater, other theater, auditorium,
5 convention center, lecture hall, concert hall, sports
6 arena, stadium, or other place of exhibition or
7 entertainment;
- 8 (8) A barber shop, beauty shop, bathhouse, swimming pool,
9 gymnasium, reducing or massage salon, or other
10 establishment conducted to serve the health,
11 appearance, or physical condition of persons;
- 12 (9) A park, a campsite, or trailer facility, or other
13 recreation facility;
- 14 (10) A comfort station;
- 15 (11) A mortuary or undertaking establishment; and
- 16 (12) An establishment that is physically located within the
17 premises of an establishment otherwise covered by this
18 definition, or within the premises of which is
19 physically located a covered establishment, and which
20 holds itself out as serving patrons of the covered
21 establishment.



1 "Public establishment" excludes hospitals and health care
2 facilities."

3 **PART II**

4 SECTION 3. The legislature finds that section 663-10.7,
5 Hawaii Revised Statutes, exempts a private property owner who
6 provides emergency access to land, shelter, or subsistence to a
7 person during a disaster without remuneration or expectation of
8 remuneration from civil liability for injury or damage suffered
9 by that person. The false alert of an inbound ballistic missile
10 on January 13, 2018, raised the issue that this protection may
11 not apply to certain businesses because those sheltering there
12 may be paying guests or tenants. The legislature finds that
13 there is a need to clarify that the remuneration paid to these
14 property owners does not disqualify them from the protections
15 afforded under the law.

16 The false alert also raised the issue that there may be
17 circumstances where emergency access to land, shelter, or
18 subsistence is provided to the public by owners of private
19 facilities or properties who are also in the business of selling
20 services or commodities and that liability protection may not
21 apply to these owners if they attempt to sell services or



1 incidental commodities to those people during a disaster. The
2 legislature finds that there is a need to clarify that during a
3 disaster, the owner of private property providing emergency
4 access to land, shelter, or subsistence may sell services or
5 incidental commodities during the property's use in a disaster.

6 The purpose of this part is to clarify that remuneration or
7 expectation of remuneration paid to owners of private property
8 for goods or services other than emergency access to land,
9 shelter, or subsistence, including services or incidental
10 commodities to the emergency access, does not void the exemption
11 from civil liability afforded to these owners except where
12 owners increase the sale price of incidental commodities.

13 SECTION 4. Section 663-10.7, Hawaii Revised Statutes, is
14 amended to read as follows:

15 "[+] §663-10.7 [+] Exemption for providing emergency access
16 to land, shelter, and subsistence during a disaster. (a) Any
17 owner of private property who in good faith provides emergency
18 access to land, shelter, or subsistence, including food and
19 water, to a person during a disaster without remuneration or
20 expectation of remuneration[7] for the emergency access to land,
21 shelter, or subsistence, shall be exempt from civil liability



1 for any injury or damage suffered by the person that resulted
2 from the owner providing such emergency access to land, shelter,
3 or subsistence, unless the injury or damage was caused by the
4 gross negligence or intentional or wanton acts or omissions of
5 the owner.

6 (b) If an owner of private property who, while providing a
7 person with emergency access to land, shelter, or subsistence
8 without remuneration or expectation of remuneration for the
9 emergency access, receives any remuneration for providing the
10 person with a service or incidental commodity during the
11 disaster, that remuneration shall not diminish or void the
12 exemption from civil liability under subsection (a); provided
13 that if the owner of the private property increases the sale
14 price of any such service or incidental commodity, whether at
15 retail or wholesale, on the private property during the
16 disaster, the exemption from liability shall be void.

17 ~~[(b)]~~ (c) For the purposes of this section:

18 "Disaster" means a nonroutine event that exceeds the
19 capacity of persons in the affected area to respond to it in
20 such a way as to save lives, preserve property, or to maintain



1 the social, ecological, economic, or political stability of the
2 affected area.

3 "Emergency" means a situation in which the life or health
4 of a person is in jeopardy due to a disaster requiring immediate
5 assistance.

6 "Incidental commodity" means any good necessary for the
7 health, safety, and welfare of the people of Hawaii that is not
8 emergency access to land, shelter, or subsistence but is
9 incidental to the emergency access to land, shelter, or
10 subsistence. "Incidental commodity" includes but is not limited
11 to materials, merchandise, supplies, equipment, resources, and
12 other articles of commerce that shall include food, water, ice,
13 medication, chemicals, or petroleum products.

14 "Owner" means the possessor of a fee interest, or a tenant,
15 lessee, occupant, person, group, club, partnership, family,
16 organization, entity, or corporation that has control,
17 possession, or use of the land, and its members, agents,
18 partners, representatives, shareholders, and employees."

19 **PART III**



1 SECTION 5. This Act does not affect rights and duties that
2 matured, penalties that were incurred, and proceedings that were
3 begun before its effective date.

4 SECTION 6. If any provision of this Act, or the
5 application thereof to any person or circumstance, is held
6 invalid, the invalidity does not affect other provisions or
7 applications of the Act that can be given effect without the
8 invalid provision or application, and to this end the provisions
9 of this Act are severable.

10 SECTION 7. Statutory material to be repealed is bracketed
11 and stricken. New statutory material is underscored.

12 SECTION 8. This Act shall take effect on July 1, 2019.

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INTRODUCED BY:

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S.B. NO. 241

Rosalyn H Baker



S.B. NO. 241

Report Title:

Emergencies; Disasters; Public Establishments; Shelter; Civil Liability Exemption

Description:

Prohibits public establishments from denying shelter to any person when an emergency alert advises the public to immediately seek shelter. Clarifies that remuneration or expectation of remuneration paid to owners of private property for goods or services other than emergency access to land, shelter, or subsistence, including services or incidental commodities to the emergency access, does not void the exemption from civil liability afforded to these owners except where owners increase the sale price of the service or incidental commodities.

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