

JAN 24 2024

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. Chapter 521, Hawaii Revised Statutes, is
2 amended by adding a new section to part IV to be appropriately
3 designated and to read as follows:

4 "§521- Changing of locks; required. Upon entering into
5 a rental agreement with a tenant for a period of six months or
6 longer for any residential property, the landlord shall change
7 or rekey all locks to the property before the tenant's date of
8 initial occupancy; provided that the landlord shall be granted a
9 grace period of not more than thirty days after the tenant's
10 date of initial occupancy to comply with this section."

11 SECTION 2. This Act does not affect rights and duties that
12 matured, penalties that were incurred, and proceedings that were
13 begun before its effective date.

14 SECTION 3. New statutory material is underscored.

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

16

INTRODUCED BY: _____



S.B. NO. 3211

Report Title:

Residential Landlord-Tenant Code; Landlord Obligations; Locks

Description:

Requires landlords to change or rekey all locks to a residential property before the tenant's date of initial occupancy for any lease period of six months or longer. Provides a grace period of thirty days after the tenant's date of initial occupancy.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

