

STAND. COM. REP. NO. 594-24

Honolulu, Hawaii

FEB 16 , 2024

RE: H.B. No. 2642
H.D. 2

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 2642, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO EVICTION MEDIATION,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Modify the notice requirements when terminating a rental agreement on or after November 1, 2024;
- (2) Require tenants and landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule mediation;
- (3) Require landlords to provide specific information to tenants; and
- (4) Appropriate funds for the Judiciary to contract for mediation services.

Your Committee received testimony in support of this measure from the Judiciary; Department of Human Services; Ku'ikahi Mediation Center; Catholic Charities Hawai'i; Hawai'i Children's Action Network Speaks!; Mediation Center of the Pacific, Inc.; Hawai'i State Coalition Against Domestic Violence; and three

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individuals. Your Committee received comments on this measure from the Hawai'i Association of REALTORS; Hawaii Appleseed Center for Law & Economic Justice; and Hawai'i Housing Affordability Coalition.

Your Committee finds that Act 57, Session Laws of Hawaii 2021 (Act 57), established a temporary Pre-Litigation Mediation Program to address the potential high volume of evictions as a result of the COVID-19 pandemic. Mediation assisted many low-income renters to avoid eviction or allowed a negotiated move-out that avoided further judicial proceedings and judgements, while also ensuring that landlords received their payments. This measure will continue the success of Act 57 by requiring mediation between the tenant and landlord to prevent evictions, thereby allowing families to remain in stable housing and children to continue to attend their community schools and maintain their social connections.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2642, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.B. No. 2642, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,


MARI M. NAKASHIMA, Chair



