

February 15, 2024

The Honorable Mark M. Nakashima, Chair
House Committee on Consumer Protection & Commerce

The Honorable David A. Tarnas, Chair
House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 229 & Videoconference

RE: House Bill 2094, Relating to the Residential Landlord-Tenant Code

HEARING: Thursday, February 15, 2024, at 2:00 p.m.

Aloha Chair Nakashima, Chair Tarnas, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 11,000 members. HAR provides **comments** on House Bill 2094, which 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.

As good practice, property managers often change the locks or utilize smart locks to re-key doors easily after a tenant moves out. However, properties can have more locks than just the unit's front door key. Homes can have various keys for front and back entrances, gates, storage areas, and so forth. Condominiums may also have locks restricting access to entryways, common spaces, gyms, parking garages, etc. Additionally, many condominiums require commercial locks or key fobs which can be very expensive to replace.

Moreover, the measure can broadly be interpreted to require that locks would need to be replaced or changed for the entire condominium complex or home if multiple unrelated tenants are living together, which would be burdensome, impractical, and affect the other property owners or tenants living in the building or home every time someone moves out. The property manager may also not have the authority to change certain locks as well in the example of entryways, common spaces, parking garages, etc. for a condominium complex.

Changing locks or utilizing smart locks when practical on appropriate locks is already a good practice that many housing providers already follow and we do not believe an additional mandate is necessary.

Mahalo for the opportunity to testify.

HB-2094

Submitted on: 2/13/2024 1:12:41 PM

Testimony for CPC on 2/15/2024 2:00:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| penny levin | Individual | Oppose | Written Testimony Only |

Comments:

This bill is excessively burdensome to homeowners who are being encouraged to rent their homes or ohana structures in the face of severe housing shortages in our islands, especially on Maui. On the neighbor islands, this will be a windfall for a very limited pool of locksmiths where the changing of locks or keys can cost over \$300 for a single door.

LATE

HB-2094

Submitted on: 2/14/2024 9:41:25 PM

Testimony for CPC on 2/15/2024 2:00:00 PM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Kate Paine | Individual | Support | Written Testimony Only |

Comments:

Support improvements