
A BILL FOR AN ACT

RELATING TO RENT CONTROL.

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

1 SECTION 1. The legislature finds that establishing rent
2 ceilings, or the maximum amount of rent a landlord is allowed to
3 charge a tenant, for a limited duration and in certain counties,
4 can help provide stability, affordability, and expedient relief
5 for renters in crisis, such as renters that are experiencing a
6 housing shortage as a result of a natural disaster. The
7 legislature further finds that, when a community is impacted by
8 a natural disaster, local county councils are especially well-
9 suited to determine whether, and at what rate, a rent ceiling
10 should be established within its local jurisdiction. The
11 legislature therefore finds that, by allowing certain counties
12 to establish a rent ceiling through a resolution, the State can
13 both protect vulnerable communities and advance basic societal
14 interests.

15 Accordingly, the purpose of this Act is to prohibit a
16 landlord from renting or leasing, or offering to rent or lease,
17 a dwelling unit in a rent-controlled county at a rate that



1 exceeds the rate established by resolution adopted by the
2 appropriate county council, subject to certain conditions.

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

6 "§521- Rent controls; dwelling units in a rent-
7 controlled county; rate establishment. (a) Notwithstanding any
8 other law to the contrary, no landlord shall rent or lease, or
9 offer to rent or lease, a dwelling unit in a rent-controlled
10 county at a rate that exceeds the rate established by resolution
11 adopted by the appropriate county council, unless:

12 (1) The landlord incurred additional operating expenses,
13 which can be documented, because of an emergency,
14 disaster, or severe weather in the rent-controlled
15 county, and passes the additional operating expenses
16 on to the tenant; or

17 (2) The rent increases are contained in a written
18 instrument that was signed by the tenant before the
19 effective date of the county council resolution that
20 established the rate ceiling.



1 (b) Any person who violates this section shall be guilty
2 of a misdemeanor and, upon conviction, shall be fined not more
3 than \$2,000, imprisoned no more than one year, or both.

4 (c) For purposes of this section, "rent-controlled county"
5 means any county having a population of more than one hundred
6 twenty thousand but less than one hundred eighty thousand."

7 SECTION 3. New statutory material is underscored.

8 SECTION 4. This Act shall take effect on July 1, 2030, and
9 shall be repealed on July 1, 2029.



Report Title:

Rental Units; Dwelling Units; Rent Control; Rental Rates; County Resolution

Description:

Prohibits a landlord from renting or leasing, or offering to rent or lease, a dwelling unit in a rent-controlled county at a rate that exceeds the rate established by resolution adopted by the appropriate county council, subject to certain exceptions. Applies to any county having a population greater than 120,000 but less than 180,000. Repeals 7/1/2029. Takes effect 7/1/2030. (SD1)

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

