

STAND. COM. REP. NO.

2983

Honolulu, Hawaii

MAR 01 2024

RE: S.B. No. 2762

S.D. 2

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Judiciary, to which was referred S.B. No. 2762, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO RENT CONTROL,"

begs leave to report as follows:

The purpose and intent of this measure is to prohibit 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.

Your Committee received testimony in support of this measure from one member of the Maui County Council, Democratic Party of Hawai'i, Lāhainā Strong, UNITE HERE Local 5, Kaibigan ng Lāhaina, Hawai'i Alliance for Progressive Action, and sixty individuals.

Your Committee received testimony in opposition to this measure from the Grassroot Institute of Hawaii.

Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that housing shortages and higher rental prices have risen in the aftermath of the August 2023 Maui wildfires. Your Committee further finds that when a community is impacted by a natural disaster, county councils are especially



well-suited to determine whether, and at what rate, a rent ceiling should be established within its local jurisdiction. This measure allows certain counties to establish a rent ceiling through a resolution, which will protect vulnerable communities and advance basic societal interests of the State.

Your Committee has amended this measure by clarifying that the penalty for 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 is a misdemeanor.

As affirmed by the record of votes of the members of your Committee on Judiciary that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2762, S.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 2762, S.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Judiciary,



KARL RHOADS, Chair



The Senate
 Thirty-Second Legislature
 State of Hawai'i

Record of Votes
Committee on Judiciary
JDC

Bill / Resolution No.:* <i>SB 2762 SD1</i>	Committee Referral: <i>CPN, JDC</i>	Date: <i>02 29 24</i>
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The Committee is reconsidering its previous decision on this measure.
 If so, then the previous decision was to: _____

The Recommendation is:

Pass, unamended 2312
 Pass, with amendments 2311
 Hold 2310
 Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)	✓			
ELEFANTE, Brandon J.C.	✓			
SAN BUENAVENTURA, Joy A.		✓		
AWA, Brenton	✓			
TOTAL	<i>4</i>	<i>1</i>	<i>—</i>	<i>—</i>

Recommendation: Adopted Not Adopted

Chair's or Designee's Signature:


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***Only one measure per Record of Votes**