

JAN 23 2025

# A BILL FOR AN ACT

RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.

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

SECTION 1. Chapter 521, Hawaii Revised Statutes, is amended by adding a new section to part VI to be appropriately designated and to read as follows:

"§521- Amount of recovery; federal disaster areas.

Except as otherwise provided in this chapter, and notwithstanding any other law to the contrary, any landlord who violates this chapter and is within an area that was a federally declared disaster area as of August 8, 2023, shall be liable in damages to any tenant affected by the violation. If the judgment is for the plaintiff-tenant, the court shall award:

(1) A sum not less than \$1,000 or threefold the plaintiff-tenant's sustained damages, whichever is greater;

(2) Reasonable attorney fees; and

(3) The cost of the civil suit."



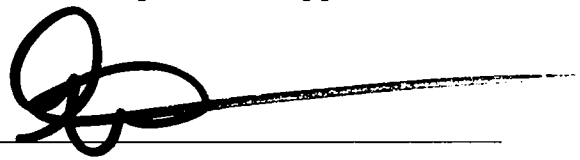
1       SECTION 2. This Act does not affect rights and duties that  
2 matured, penalties that were incurred, and proceedings that were  
3 begun before its effective date.

4       SECTION 3. New statutory material is underscored.

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

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INTRODUCED BY: \_\_\_\_\_

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# S.B. NO. 1293

**Report Title:**

Residential Landlord-Tenant Code; Liability; Damages; Amount;  
Attorney Fees; Federally Declared Disaster Area

**Description:**

Provides the amount of recovery for tenants who prevail in civil suits for a landlord's violation of the Residential Landlord-Tenant Code within an area that was a federally declared disaster area as of 8/8/2023. Provides for reasonable attorney fees and recovery for the cost of the suit.

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

