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# A BILL FOR AN ACT

RELATING TO RENTAL APPLICATIONS.

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

1           SECTION 1. The legislature finds that landlords often  
2 require prospective tenants to provide recent paystubs to prove  
3 sufficient income to pay rent. However, many individuals,  
4 including retirees, the self-employed, and those with  
5 alternative forms of income, may not have traditional paystubs  
6 but nevertheless possess sufficient financial resources to meet  
7 rental obligations. By allowing tenants to demonstrate  
8 financial stability through unearned income or liquid assets, a  
9 fairer and more inclusive housing market can be created.

10           The legislature further finds that retirees often rely on  
11 pensions, social security, investments, or savings to cover  
12 their living expenses. These income streams are typically  
13 stable and reliable, even though they are not tied to  
14 traditional employment. Denying retirees the opportunity to  
15 rent solely because they lack paystubs disregards their  
16 financial viability and unnecessarily limits their housing  
17 options. This Act would ensure that retirees, who have



1 contributed to society and saved responsibly, are not unfairly  
2 excluded from the rental market.

3       The legislature also finds that prohibiting the requirement  
4 to produce paystubs would not only benefit retirees but also  
5 others who depend on non-traditional income, such as individuals  
6 with significant savings, trust funds, or investment portfolios.  
7 These individuals are equally capable of meeting rental  
8 obligations but often face barriers when landlords prioritize  
9 employment-based income verification. Permitting prospective  
10 tenants to submit evidence of unearned income or liquid assets  
11 aligns with the broader goal of promoting housing accessibility  
12 while still allowing landlords to assess a tenant's ability to  
13 pay rent.

14       The legislature further finds that this Act addresses  
15 equity concerns in the rental market, particularly in Hawaii,  
16 where housing affordability and availability are pressing  
17 issues. This Act would prevent discrimination against  
18 individuals whose financial stability does not fit into outdated  
19 norms and create a more inclusive housing ecosystem. By  
20 recognizing the legitimacy of alternative income sources, access



1 to housing can be ensured for all financially capable  
2 individuals, regardless of their employment status.

3 Accordingly, the purpose of this Act is to modernize the  
4 rental application process and recognize the diversity of income  
5 sources in today's society by prohibiting landlords from  
6 rejecting prospective tenants solely because they cannot provide  
7 paystubs as proof of income; provided that the prospective  
8 tenant can provide evidence of liquid assets or unearned income  
9 sufficient to cover rental costs.

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

13 "§521- Rental applications; proof of income; paychecks;  
14 prohibition. In considering an application to rent a dwelling  
15 unit, no landlord shall reject an applicant solely due to the  
16 applicant's inability to submit evidence of a recent paycheck;  
17 provided that the landlord may require the applicant to submit  
18 to the landlord evidence of unearned income or liquid assets  
19 sufficient to satisfy the rent for the term of the prospective  
20 rental period."



1 SECTION 3. 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 4. New statutory material is underscored.

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

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INTRODUCED BY:

  
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# S.B. NO. 942

**Report Title:**

Landlord; Rent; Application; Proof of Income; Paychecks

**Description:**

Prohibits a landlord from rejecting a rental application solely due to an applicant's inability to provide a recent paycheck; provided that the applicant can provide evidence of sufficient liquid assets or unearned income to cover the rental costs.

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