
SENATE RESOLUTION

REQUESTING THE JUDICIARY TO CONVENE A WORKING GROUP TO RESEARCH
LANDLORD-TENANT ISSUES SPECIFIC TO INCREASING THE SUPPLY OF
RENTAL HOUSING AND IMPROVING LANDLORD-TENANT INTERACTIONS.

1 WHEREAS, rental housing is a vital source of housing for
2 many working families, residents, and locals in Hawaii, with
3 38.2 percent of Hawaii residents living as renters, according to
4 the Economic Research Organization at the University of Hawaii's
5 2024 Hawaii Housing Factbook; and

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7 WHEREAS, increasing the availability of rental housing is
8 essential to addressing Hawaii's housing shortage and ensuring
9 stability for residents; and

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11 WHEREAS, landlord-tenant relationships are governed by
12 various state and federal laws, requiring clear understanding
13 and compliance to ensure fair and equitable treatment for
14 tenants and housing providers alike; and

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16 WHEREAS, the increasing complexity of these laws and
17 navigating the court process can create difficulties for tenants
18 and housing providers; and

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20 WHEREAS, clarifying landlord-tenant laws will reduce the
21 number of cases that are brought to court, thus alleviating the
22 burden placed on the judicial system; and

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24 WHEREAS, making improvements to the landlord-tenant law
25 will help housing providers to have more certainty and
26 confidence in their ability to rent their properties and provide
27 Hawaii residents with much needed housing; and

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29 WHEREAS, establishing a working group dedicated to
30 researching and improving the landlord-tenant code and
31 addressing any other relevant landlord-tenant issues would
32 provide an opportunity for collaboration among key stakeholders



1 to identify concerns, evaluate potential solutions, and
2 recommend best practices; now, therefore,

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4 BE IT RESOLVED by the Senate of the Thirty-third
5 Legislature of the State of Hawaii, Regular Session of 2025,
6 that the Judiciary is requested to convene a three-year working
7 group to research landlord-tenant issues specific to increasing
8 the availability of rental housing and improving landlord-tenant
9 interactions, including:

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11 (1) Identifying the potential availability of rental
12 housing stock that is not being offered for rent;

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14 (2) Evaluating the challenges faced by landlords and
15 tenants, including legal, financial, and procedural
16 issues that are barriers to offering or obtaining
17 housing;

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19 (3) Best practices and potential landlord-tenant code or
20 other regulatory improvements for property managers,
21 tenants, and property owners;

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23 (4) Determining problem areas that impact property
24 managers, tenants, and property owners and whether
25 educational resources or other solutions can help
26 address those challenges; and

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28 (5) Exploring any other feasible ideas or relevant
29 solutions, pursuant to the discretion of the working
30 group; and

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32 BE IT FURTHER RESOLVED that the working group is requested
33 to comprise the following members:

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35 (1) The Chief Justice of the Hawaii Supreme Court, or
36 their designee, who is requested to serve as the
37 chairperson of the working group;

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39 (2) The President of the Senate, or their designee;

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41 (3) The Speaker of the House of Representatives, or their
42 designee;



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- (4) The Attorney General, or their designee;
- (5) The Executive Director of the Office of Consumer Protection of the Department of Commerce and Consumer Affairs, or their designee;
- (6) An attorney specializing in landlord-tenant laws, to be invited by the chairperson;
- (7) One individual who owns rental property in the State that they are managing personally, but who is not a real estate licensee, to be invited by the chairperson;
- (8) Two members from organizations representing professional property managers--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee;
- (9) Two members from organizations representing tenant concerns--one to be invited by the President of the Senate or the President's designee and one to be invited by the Speaker of the House of Representatives or the Speaker's designee; and
- (10) Any other member deemed necessary that provides the appropriate special expertise, including representatives from organizations with experience in landlord or tenant issues, upon approval by the chairperson; and

BE IT FURTHER RESOLVED that an initial meeting of the working group be convened no later than July 1, 2025; and

BE IT FURTHER RESOLVED that the working group is requested, with the assistance of the Judiciary, to submit an initial report of its findings to the Legislature no later than twenty days prior to the convening of the Regular Session of 2026; and



1 BE IT FURTHER RESOLVED that certified copies of this
2 Resolution be transmitted to the Chief Justice of the Hawaii
3 Supreme Court, President of the Senate, Speaker of the House of
4 Representatives, Attorney General, and Executive Director of the
5 Office of Consumer Protection of the Department of Commerce and
6 Consumer Affairs.

