

STAND. COM. REP. NO. 1001

Honolulu, Hawaii
March 24, 2015

RE: S.B. No. 14
S.D. 1
H.D. 1

Honorable Joseph M. Souki
Speaker, House of Representatives
Twenty-Eighth State Legislature
Regular Session of 2015
State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred S.B. No. 14, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE,"

begs leave to report as follows:

The purpose of this measure is to amend the residential landlord-tenant code to allow use of security deposits for certain unpaid charges.

Specifically, the measure authorizes the use of security deposits to:

- (1) Replace key fobs, parking cards, garage door openers, and mail box keys for the rental unit; and
- (2) Pay for amounts owed by the tenant for utility service provided by the landlord under the rental agreement but not included in the rent.

Your Committee received testimony in support of this measure from the Department of Commerce and Consumer Affairs, Office of Consumer Protection; the Hawaii Association of REALTORS; and one individual.

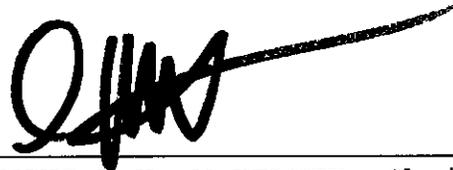


Your Committee finds that security deposits help ensure the timely payment of rent and appropriate maintenance of rental property. Your Committee further finds that current Hawaii law limits the use of security deposits to accidental or intentional damages, cleaning the unit, or compensating for damages caused by a tenant who wrongfully quits the unit. Your Committee believes that, by expanding the allowable uses of security deposits, this measure will help ensure that all tenant obligations are satisfied under a rental agreement.

Your Committee has amended this measure by changing the effective date to November 1, 2112, to facilitate further discussion on the measure.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 14, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 14, S.D. 1, H.D. 1, and be referred to the Committee on Judiciary.

Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,



ANGUS L.K. MCKELVEY, Chair



