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# A BILL FOR AN ACT

RELATING TO RENT CONTROL.

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

1           SECTION 1. The legislature finds that establishing rent  
2 ceilings, or the maximum amount of rent a landlord is allowed to  
3 charge a tenant, for a limited duration and in certain counties,  
4 can help provide stability, affordability, and expedient relief  
5 for renters in crisis, such as renters that are experiencing a  
6 housing shortage as a result of a natural disaster. The  
7 legislature further finds that, when a community is impacted by  
8 a natural disaster, local county councils are especially well-  
9 suited to determine whether, and at what rate, a rent ceiling  
10 should be established within its local jurisdiction. The  
11 legislature therefore finds that, by allowing certain counties  
12 to establish a rent ceiling through a resolution, the State can  
13 both protect vulnerable communities and advance basic societal  
14 interests.

15           Accordingly, the purpose of this Act is to prohibit a  
16 landlord from renting or leasing, or offering to rent or lease,  
17 a dwelling unit in a rent-controlled county at a rate that



1 exceeds the rate established by resolution adopted by the  
2 appropriate county council, subject to certain conditions.

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

6 "§521- Rent controls; dwelling units in a rent-  
7 controlled county; rate establishment. (a) Notwithstanding any  
8 other law to the contrary, no landlord shall rent or lease, or  
9 offer to rent or lease, a dwelling unit in a rent-controlled  
10 county at a rate that exceeds the rate established by resolution  
11 adopted by the appropriate county council, unless:

12 (1) The landlord incurred additional operating expenses,  
13 which can be documented, because of an emergency,  
14 disaster, or severe weather in the rent-controlled  
15 county, and passes the additional operating expenses  
16 on to the tenant; or

17 (2) The rent increases are contained in a written  
18 instrument that was signed by the tenant before the  
19 effective date of the county council resolution that  
20 established the rate ceiling.



1        (b) Any person who violates this section shall be guilty  
2 of a misdemeanor.

3        (c) For purposes of this section, "rent-controlled county"  
4 means any county having a population of more than one hundred  
5 twenty thousand but less than one hundred eighty thousand."

6        SECTION 3. New statutory material is underscored.

7        SECTION 4. This Act shall take effect on July 1, 2030, and  
8 shall be repealed on July 1, 2029.



**Report Title:**

Rental Units; Dwelling Units; Rent Control; Rental Rates; County Resolution

**Description:**

Prohibits 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. Applies to any county having a population greater than 120,000 but less than 180,000. Repeals 7/1/2029. Takes effect 7/1/2030. (SD2)

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

