

Honolulu, Hawaii  
, 2024

**FEB 06**

RE: H.B. No. 2642  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-Second State Legislature  
Regular Session of 2024  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 2642 entitled:

"A BILL FOR AN ACT RELATING TO EVICTION MEDIATION,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Modify the notice requirements when terminating a rental agreement on or after November 1, 2024;
- (2) Require landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule mediation;
- (3) Require landlords to provide specific information to tenants; and
- (4) Appropriate funds for the Judiciary to contract for mediation services.

Your Committee received testimony in support of this measure from the Hawai'i State Judiciary Center for Alternative Dispute Resolution; Department of Human Services; Office of Housing and Community Development of the County of Hawai'i; Office of Economic Revitalization of the City and County of Honolulu; The Mediation



Center of the Pacific, Inc.; Palehua Townhouse Association; Hawaii Appleseed Center for Law and Economic Justice; Hawai'i Housing Affordability Coalition; Catholic Charities Hawai'i; Ku'ikahi Mediation Center; Hawai'i State Coalition Against Domestic Violence; Hawai'i Children's Action Networks Speaks!; and seven individuals. Your Committee received comments on this measure from the Hawai'i Association of REALTORS.

Your Committee finds that many people in the State continue to face challenges paying their rent due to the ever-increasing costs of housing. In an effort to reduce evictions and facilitate mediation, the Legislature enacted Act 57, Session Laws of Hawaii 2021 (Act 57), which modified notice requirements for residential summary possession proceedings, mandated pre-filing mediation, and made funding available for pre-filing mediation services and rent relief. Your Committee believes that Act 57 was successful in avoiding evictions, thereby keeping people in homes and ensuring landlords receive their rent payments. Despite its success, Act 57 ended on August 6, 2022. Your Committee believes the success of Act 57 merits the continuation of a similar eviction mediation program.

Your Committee has amended this measure by:

- (1) Specifying that if either the tenant or landlord schedules mediation, both parties shall participate;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2642, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2642, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.



Respectfully submitted on  
behalf of the members of the  
Committee on Housing,

**znc**

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LUKE A. EVSLIN, Chair



Record of Votes of the Committee on Housing

Bill/Resolution No.: <b>HB 21042</b>	Committee Referral: <b>HSG, CPC, FIN</b>	Date: <b>2/2/2024</b>		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)	✓			
2. AIU, Micah P.K. (VC)	✓			
3. KILA, Darius K.				✓
4. KITAGAWA, Lisa	✓			
5. MIYAKE, Tyson K.	✓			
6. ONISHI, Richard H.K.	✓			
7. TODD, Chris				✓
8. MATSUMOTO, Lauren	✓			
<b>TOTAL (8)</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <span style="margin-left: 350px;">committee acronym(s)</span>				
Vice Chair's or designee's signature: <u><i>Tril A</i></u>				
Distribution: Original (White) – Committee    Duplicate (Yellow) – Chief Clerk's Office    Duplicate (Pink) – HMSO				