

COUNCIL OF THE COUNTY OF MAUI

# GOVERNMENT RELATIONS, ETHICS, AND TRANSPARENCY COMMITTEE

September 20, 2022

**Committee  
Report No. \_\_\_\_\_**

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Government Relations, Ethics, and Transparency Committee, having met on August 30, 2022, and reconvened on August 31, 2022, makes reference to the following:

1. County Communication 21-43, from Council Chair Alice L. Lee, relating to the Hawaii State Association of Counties.
2. Resolution 22-196 entitled “APPROVING FOR INCLUSION IN THE 2023 HAWAII STATE ASSOCIATION OF COUNTIES LEGISLATIVE PACKAGE A STATE BILL RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.”

Resolution 22-196’s purpose is to approve for inclusion in the 2023 Hawai‘i State Association of Counties Legislative Package a proposed State bill, attached as Exhibit “A,” entitled “A BILL FOR AN ACT RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.”

The purpose of the proposed State bill is to: 1) prohibit landlords from terminating certain tenancies without just cause; 2) require landlords to offer relocation assistance to the tenant, or waiver of the final month’s rent, when terminating a tenancy based on no-fault just cause; and 3) prohibit landlords from increasing the gross rental rate for a dwelling unit more than three percent plus the percentage change in the cost of living, as defined, or seven percent, whichever is lower, of the lowest gross rental rate charged for the immediate preceding 12 months over the course of any 12-month period.

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3. County Communication 21-44, from Council Chair Alice L. Lee, relating to the Maui County Council Legislative Package.
4. Resolution 22-201 entitled “APPROVING FOR INCLUSION IN THE 2023 MAUI COUNTY COUNCIL LEGISLATIVE PACKAGE A STATE BILL RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.”

Resolution 22-201’s purpose is to approve for inclusion in the 2023 Maui County Council Legislative Package a proposed State bill, attached as Exhibit “A,” entitled “A BILL FOR AN ACT RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.”

The purpose of the proposed State bill is to: 1) prohibit landlords from terminating certain tenancies without just cause; 2) require landlords to offer relocation assistance to the tenant, or waiver of the final month’s rent, when terminating a tenancy based on no-fault just cause; and 3) prohibit landlords from increasing the gross rental rate for a dwelling unit more than three percent plus the percentage change in the cost of living, as defined, or seven percent, whichever is lower, of the lowest gross rental rate charged for the immediate preceding 12 months over the course of any 12-month period.

Your Committee noted that in 2021, the National Association of Realtors reported 15 percent of home acquisitions were made by institutional investors, which resulted in large corporations purchasing housing and renting them out for large profits.

Your Committee agreed with and expressed its appreciation to the numerous testifiers who called for the protection of hard-working families who are affected by the shortage of housing inventory and outpriced by the ever-increasing cost of home ownership and rent.

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Your Committee further agreed that addressing these issues is of the utmost importance and pointed out the negative impact on Maui County's workforce as families must relocate due to the lack of attainable housing.

Following the advice of testimony, your Committee agreed to focus on legislation at the County level so that a quicker, more comprehensive solution may be achieved.

Your Committee voted 7-0 to recommend the filing of Resolutions 22-196 and 22-201. Committee Chair Molina and members Johnson, Kama, King, Lee, Paltin, and Sinenci voted "aye." Committee Vice-Chair Rawlins-Fernandez and member Sugimura were excused.

Your Government Relations, Ethics, and Transparency Committee RECOMMENDS the following:

1. That Resolution 22-196 be FILED; and
2. That Resolution 22-201 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



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MICHAEL J. MOLINA, Chair