

Hawaii

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Hawaii. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures (HRS § 521-43)**
■ *Legal Reference:* [HRS § 521-43](#) (click to view statute)
- **2. Written Lease Requirements (HRS § 521-43(d))**
■ *Legal Reference:* [HRS § 521-43\(d\)](#) (click to view statute)
- **3. Lease Language Requirements (HRS § 521-31)**
■ *Legal Reference:* [HRS § 521-31](#) (click to view statute)
- **4. Lease Addendums (Various HRS § 521 sections)**
■ *Legal Reference:* [Various HRS § 521 sections](#) (click to view statute)
- **5. Lease Renewal (HRS § 521-22, § 521-71)**
■ *Legal Reference:* [HRS § 521-22, § 521-71](#) (click to view statute)
- **6. Lease Termination (HRS § 521-71)**
■ *Legal Reference:* [HRS § 521-71](#) (click to view statute)
- **7. Early Termination (HRS § 521-62, § 521-63, § 521-65)**
■ *Legal Reference:* [HRS § 521-62, § 521-63, § 521-65](#) (click to view statute)

2. ENTRY & ACCESS

- **1. Landlord Right of Entry (HRS § 521-53)**
■ *Legal Reference:* [HRS § 521-53](#) (click to view statute)
- **2. Entry Notice Requirements (HRS § 521-53(b))**
■ *Legal Reference:* [HRS § 521-53\(b\)](#) (click to view statute)
- **3. Emergency Entry (HRS § 521-53(b))**
■ *Legal Reference:* [HRS § 521-53\(b\)](#) (click to view statute)
- **4. Tenant Refusal of Entry (HRS § 521-73)**
■ *Legal Reference:* [HRS § 521-73](#) (click to view statute)
- **5. Extended Absence (HRS § 521-70(b))**
■ *Legal Reference:* [HRS § 521-70\(b\)](#) (click to view statute)

3. EVICTION PROCEDURES

- **1. Eviction for Non-Payment (HRS § 521-68)**
■ *Legal Reference:* [HRS § 521-68](#) (click to view statute)
- **2. Eviction for Lease Violations (HRS § 521-69, § 521-72)**
■ *Legal Reference:* [HRS § 521-69, § 521-72](#) (click to view statute)
- **3. Immediate Eviction (HRS § 521-72)**
■ *Legal Reference:* [HRS § 521-72](#) (click to view statute)
- **4. Eviction Process (HRS Chapter 666 (Summary Possession))**
■ *Legal Reference:* [HRS Chapter 666 \(Summary Possession\)](#) (click to view statute)
- **5. Self-Help Eviction Prohibited (HRS § 521-63)**
■ *Legal Reference:* [HRS § 521-63](#) (click to view statute)
- **6. Holdover Tenants (HRS § 521-71(e))**
■ *Legal Reference:* [HRS § 521-71\(e\)](#) (click to view statute)
- **7. Tenant Defenses (Various HRS § 521 sections)**
■ *Legal Reference:* [Various HRS § 521 sections](#) (click to view statute)
- **8. Eviction Timeline (HRS Chapter 666)**
■ *Legal Reference:* [HRS Chapter 666](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- **1. Federal Fair Housing Act (Federal Fair Housing Act (42 USC § 3601-3619))**
■ *Legal Reference:* [Federal Fair Housing Act \(42 USC § 3601-3619\)](#) (click to view statute)
- **2. Hawaii Fair Housing Laws (HRS § 515)**
■ *Legal Reference:* [HRS § 515](#) (click to view statute)
- **3. Reasonable Accommodations (HRS § 515-3, Federal FHA)**
■ *Legal Reference:* [HRS § 515-3, Federal FHA](#) (click to view statute)
- **4. Familial Status Protections (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **5. Reasonable Modifications (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (HRS § 521-21)**

■ *Legal Reference:* [HRS § 521-21](#) (click to view statute)

● **2. Rent Increases (HRS § 521-21(d), (e))**

■ *Legal Reference:* [HRS § 521-21\(d\), \(e\)](#) (click to view statute)

● **3. Late Fees (HRS § 521-21(f))**

■ *Legal Reference:* [HRS § 521-21\(f\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (HRS § 490:3-506.5)**

■ *Legal Reference:* [HRS § 490:3-506.5](#) (click to view statute)

● **5. Application Fees (HRS § 521-46)**

■ *Legal Reference:* [HRS § 521-46](#) (click to view statute)

● **6. Move-In Fees (HRS § 521-44(b))**

■ *Legal Reference:* [HRS § 521-44\(b\)](#) (click to view statute)

● **7. Pet Fees & Deposits (HRS § 521-44(b), § 515-3)**

■ *Legal Reference:* [HRS § 521-44\(b\), § 515-3](#) (click to view statute)

● **8. Utilities (HRS § 521-42)**

■ *Legal Reference:* [HRS § 521-42](#) (click to view statute)

6. HABITABILITY & REPAIRS

● **1. Landlord Duty to Maintain (HRS § 521-42)**

■ *Legal Reference:* [HRS § 521-42](#) (click to view statute)

● **2. Tenant Repair Notification (HRS § 521-55)**

■ *Legal Reference:* [HRS § 521-55](#) (click to view statute)

● **3. Landlord Repair Timeline (HRS § 521-64)**

■ *Legal Reference: [HRS § 521-64](#) (click to view statute)*

● **4. Repair and Deduct (HRS § 521-64)**

■ *Legal Reference: [HRS § 521-64](#) (click to view statute)*

● **5. Emergency Repairs (HRS § 521-42)**

■ *Legal Reference: [HRS § 521-42](#) (click to view statute)*

● **6. Tenant Maintenance Duties (HRS § 521-51)**

■ *Legal Reference: [HRS § 521-51](#) (click to view statute)*

● **7. Normal Wear and Tear (HRS § 521-44)**

■ *Legal Reference: [HRS § 521-44](#) (click to view statute)*

● **8. Mold/Moisture Issues (HRS § 521-42 (general habitability))**

■ *Legal Reference: [HRS § 521-42 \(general habitability\)](#) (click to view statute)*

● **9. Lead-Based Paint (Federal requirement (42 USC 4852d), applies to pre-1978 housing)**

■ *Legal Reference: [Federal requirement \(42 USC 4852d\), applies to pre-1978 housing](#) (click to view statute)*

● **10. Smoke Detectors (HRS § 521-42 (building code compliance))**

■ *Legal Reference: [HRS § 521-42 \(building code compliance\)](#) (click to view statute)*

● **11. Carbon Monoxide Detectors (HRS § 521-42 (building code compliance))**

■ *Legal Reference: [HRS § 521-42 \(building code compliance\)](#) (click to view statute)*

● **12. Bedbug Disclosure (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **13. Pest Control (HRS § 521-42)**

■ *Legal Reference: [HRS § 521-42](#) (click to view statute)*

7. LANDLORD OBLIGATIONS

● **1. Duty of Good Faith (HRS § 521-10)**

■ *Legal Reference: [HRS § 521-10](#) (click to view statute)*

● **2. Supply Possession (HRS § 521-41)**

■ *Legal Reference:* [HRS § 521-41](#) (click to view statute)

● **3. Maintain Common Areas (HRS § 521-42(2))**

■ *Legal Reference:* [HRS § 521-42\(2\)](#) (click to view statute)

● **4. Receipt for Rent Payments (HRS § 521-43(e))**

■ *Legal Reference:* [HRS § 521-43\(e\)](#) (click to view statute)

● **5. Disclosure Updates (HRS § 521-43(a))**

■ *Legal Reference:* [HRS § 521-43\(a\)](#) (click to view statute)

● **6. No Waiver of Liability (HRS § 521-33)**

■ *Legal Reference:* [HRS § 521-33](#) (click to view statute)

8. LOCAL ORDINANCES

● **1. County-Specific Requirements (Various county ordinances)**

■ *Legal Reference:* [Various county ordinances](#) (click to view statute)

● **2. HOA Rules (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **3. Condo Association Rules (HRS Chapter 514B (Condominium Property Regime))**

■ *Legal Reference:* [HRS Chapter 514B \(Condominium Property Regime\)](#) (click to view statute)

● **4. Zoning Compliance (County zoning ordinances)**

■ *Legal Reference:* [County zoning ordinances](#) (click to view statute)

9. NOTICE REQUIREMENTS

● **1. Written Notice Standards (HRS § 521-9)**

■ *Legal Reference:* [HRS § 521-9](#) (click to view statute)

● **2. Service of Notice (HRS § 521-9)**

■ *Legal Reference:* [HRS § 521-9](#) (click to view statute)

● **3. Rent Increase Notice (HRS § 521-21(d), (e))**

■ *Legal Reference:* [HRS § 521-21\(d\), \(e\)](#) (click to view statute)

● 4. Entry Notice (HRS § 521-53)

■ *Legal Reference:* [HRS § 521-53](#) (click to view statute)

● 5. Termination Notice (Landlord) (HRS § 521-71(a))

■ *Legal Reference:* [HRS § 521-71\(a\)](#) (click to view statute)

● 6. Termination Notice (Tenant) (HRS § 521-71(b))

■ *Legal Reference:* [HRS § 521-71\(b\)](#) (click to view statute)

● 7. Special Termination Notice (HRS § 521-71(c))

■ *Legal Reference:* [HRS § 521-71\(c\)](#) (click to view statute)

10. PET POLICIES

● 1. Pet Deposits (HRS § 521-44(b))

■ *Legal Reference:* [HRS § 521-44\(b\)](#) (click to view statute)

● 2. Pet Restrictions (No specific statute)

■ *Legal Reference:* *No specific statute*

● 3. Service/Assistance Animals (HRS § 515-3, Federal FHA)

■ *Legal Reference:* [HRS § 515-3, Federal FHA](#) (click to view statute)

● 4. Pet Damage (HRS § 521-44)

■ *Legal Reference:* [HRS § 521-44](#) (click to view statute)

● 5. Pet Agreement Addendum (General practice)

■ *Legal Reference:* *General practice*

11. REPORTING & DOCUMENTATION

● 1. Record Retention (General business practice)

■ *Legal Reference:* *General business practice*

● 2. Rent Payment Records (HRS § 521-43(e) - receipt requirement)

■ *Legal Reference:* [HRS § 521-43\(e\) - receipt requirement](#) (click to view statute)

● 3. Maintenance Logs (HRS § 521-42 (repair duties))

■ *Legal Reference:* [HRS § 521-42 \(repair duties\)](#) (click to view statute)

● **4. Inspection Reports (HRS § 521-44 (security deposit))**

■ *Legal Reference:* [HRS § 521-44 \(security deposit\)](#) (click to view statute)

● **5. Lead Registry (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#)

12. RETALIATION & PROHIBITED ACTIONS

● **1. Retaliatory Eviction Prohibited (HRS § 521-74)**

■ *Legal Reference:* [HRS § 521-74](#) (click to view statute)

● **2. Retaliatory Rent Increase Prohibited (HRS § 521-74)**

■ *Legal Reference:* [HRS § 521-74](#) (click to view statute)

● **3. Prohibited Lease Terms (HRS § 521-31, § 521-33, § 521-34)**

■ *Legal Reference:* [HRS § 521-31, § 521-33, § 521-34](#) (click to view statute)

● **4. No Lockouts (HRS § 521-63)**

■ *Legal Reference:* [HRS § 521-63](#) (click to view statute)

● **5. No Utility Shutoffs (HRS § 521-63)**

■ *Legal Reference:* [HRS § 521-63](#) (click to view statute)

● **6. No Harassment (HRS § 521-53)**

■ *Legal Reference:* [HRS § 521-53](#) (click to view statute)

13. SECURITY DEPOSITS

● **1. Security Deposit Limits (HRS § 521-44(b))**

■ *Legal Reference:* [HRS § 521-44\(b\)](#) (click to view statute)

● **2. Security Deposit Storage (HRS § 521-44)**

■ *Legal Reference:* [HRS § 521-44](#) (click to view statute)

● **3. Security Deposit Return (HRS § 521-44(c))**

■ *Legal Reference:* [HRS § 521-44\(c\)](#) (click to view statute)

● **4. Allowable Deductions (HRS § 521-44(a))**

■ *Legal Reference:* [HRS § 521-44\(a\)](#) (click to view statute)

● **5. Itemization Requirements (HRS § 521-44(c))**

■ *Legal Reference:* [HRS § 521-44\(c\)](#) (click to view statute)

● **6. Interest on Deposits (No corresponding statute)**

■ *Legal Reference:* *No corresponding statute*

● **7. Deposit as Last Month's Rent (HRS § 521-44(c))**

■ *Legal Reference:* [HRS § 521-44\(c\)](#) (click to view statute)

● **8. Wrongful Retention Penalties (HRS § 521-44(h))**

■ *Legal Reference:* [HRS § 521-44\(h\)](#) (click to view statute)

● **9. Transfer of Ownership (HRS § 521-44(f))**

■ *Legal Reference:* [HRS § 521-44\(f\)](#) (click to view statute)

14. SPECIAL CIRCUMSTANCES

● **1. Subletting & Assignment (HRS § 521-37)**

■ *Legal Reference:* [HRS § 521-37](#) (click to view statute)

● **2. Abandoned Property (HRS § 521-56)**

■ *Legal Reference:* [HRS § 521-56](#) (click to view statute)

● **3. Casualty Damage (HRS § 521-65)**

■ *Legal Reference:* [HRS § 521-65](#) (click to view statute)

● **4. Military Service Members (Federal SCRA (Servicemembers Civil Relief Act))**

■ *Legal Reference:* [Federal SCRA \(Servicemembers Civil Relief Act\)](#) (click to view statute)

● **5. Subsidized Housing (Federal HUD regulations)**

■ *Legal Reference:* [Federal HUD regulations](#) (click to view statute)

● **6. Student Housing (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Senior Housing (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)*

● **8. Short-Term Rentals (Check county ordinances)**

■ *Legal Reference: [Check county ordinances](#) (click to view statute)*

● **9. Commercial Property (HRS § 521-7 - Chapter 521 excludes commercial)**

■ *Legal Reference: [HRS § 521-7 - Chapter 521 excludes commercial](#) (click to view statute)*

15. TENANT RIGHTS

● **1. Right to Habitable Premises (HRS § 521-42)**

■ *Legal Reference: [HRS § 521-42](#) (click to view statute)*

● **2. Privacy Rights (HRS § 521-53)**

■ *Legal Reference: [HRS § 521-53](#) (click to view statute)*

● **3. Right to Organize (No specific statute)**

■ *Legal Reference: No specific statute*

● **4. Guest Policies (HRS § 521-54)**

■ *Legal Reference: [HRS § 521-54](#) (click to view statute)*

● **5. Tenant Remedies (HRS §§ 521-61 through 521-66)**

■ *Legal Reference: [HRS §§ 521-61 through 521-66](#) (click to view statute)*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. County-Specific Requirements (Various county ordinances)**

■ *Legal Reference:* [Various county ordinances](#)

● **2. HOA Rules (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **3. Condo Association Rules (HRS Chapter 514B (Condominium Property Regime))**

■ *Legal Reference:* [HRS Chapter 514B \(Condominium Property Regime\)](#)

● **4. Zoning Compliance (County zoning ordinances)**

■ *Legal Reference:* [County zoning ordinances](#)

For the most current information, always consult official state sources.

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