

HAWAII'S RESIDENTIAL LANDLORD-TENANT CODE DEADLINES

Type of Tenancies

	Week-to-Week	Month-to-Month		Lease
1. Return of security deposit (one year to bring action by tenant for return of deposit)	14 days after rental termination of rental agreement**	14 days after termination of rental agreement**		14 days after termination of lease agreement.
2. Notice of rent increase	15 days notice*	45 days notice*		
3. Notice of termination of rental*	10 days notice	45 days written notice from landlord to tenant. After 45 days written notice from the landlord, the tenant may vacate the unit at any time within the last 45-day period and is responsible for payment of prorated rent for the period that the premises are occupied and for notifying the landlord of the day of vacating. 28 days written notice from tenant to landlord.		It is recommended that either landlord or tenant give notice of intent prior to lease expiration.
4. a. Notice of voluntary demolition of rental units* b. Notice of conversion to condominium* c. Notice of conversion to transient vacation rentals*		120 days* 120 days* 120 days*	The tenant may vacate the unit at any time within 120-day period, so long as the tenant notifies the landlord of the day of vacating and shall pay a prorated rent for the period the premises are occupied.	
5. General repair schedule*	12 business days	12 business days--landlord must start repairs within 12 days after being notified or explain why it cannot be done at that time.		12 business days
6. Emergency repairs (repairs necessary to provide sanitary & habitable conditions)	3 business days	3 business days--landlord must take steps to correct within 3 business days or tenant may have repairs done and deduct cost from rent.		3 business days
7. Notice of intent to enter	2 days	2 days		2 days
8. Wrongfully quit rental	20 days	20 days--If tenant is absent without notice for 20 days, he is considered to have "wrongfully quit" premises. However, the tenant will not be considered absent during any period for which rent has been paid.		20 days
9. Improper use	10 days	10 days to remedy.		10 days
10. Failure to pay rent*	5 business days	5 business days after notice, rent must be paid or landlord may sue for eviction.		5 business days
11. Failure to disclose	10 days	10 days if requested by tenant, landlord must disclose names of owners or agents.		10 days
12. Security deposit transfer statement	20 days	20 days if owner sells or transfers interest, tenant must be given a statement of security deposit amount by new owner.		20 days

*Notice must be written

**Return postmark before midnight of 14th day