

Honolulu, Hawaii  
**FEB 08**, 2024

RE: H.B. No. 1814  
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 Consumer Protection & Commerce, to which was referred H.B. No. 1814 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to require the Legislative Reference Bureau to conduct a study on condominium subjects, which will help the Condominium Property Regime Task Force fulfill its obligation under Act 189, Session Laws of Hawaii 2023.

Your Committee received testimony in support of this measure from the Community Associations Institute Legislative Action Committee Hawaii Chapter; Kokua Council; and eight individuals. Your Committee received comments on this measure from the Legislative Reference Bureau and one individual.

Your Committee finds that Act 189, Session Laws of Hawaii 2023, established the Condominium Property Regime Task Force, which was tasked with:

- (1) Examining and evaluating issues regarding condominium property regimes governed by the Condominium Property Act;



- (2) Conducting an assessment of the alternative dispute resolution systems established by the Legislature;
- (3) Investigating whether additional duties and fiduciary responsibilities should be placed on members of the boards of directors of condominium property regimes; and
- (4) Developing any legislation necessary.

Your Committee further finds that the Condominium Property Regime Task Force needs further research to assist the Task Force in completing its objectives. Information provided by the Legislative Reference Bureau, as proposed by this measure will enable the Task Force to develop potential legislation on an informed and objective basis.

Your Committee has amended this measure by:

- (1) Extending the deadline for the final report and the cease date for the Condominium Property Regime Task Force to June 30, 2026;
- (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 Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1814, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1814, H.D. 1, and be referred to your Committee on Finance.



Respectfully submitted on  
behalf of the members of the  
Committee on Consumer  
Protection & Commerce,

*for*   
MARK M. NAKASHIMA, Chair



