

STAND. COM. REP. NO. 3290

Honolulu, Hawaii

MAR 22 2024

RE: H.B. No. 1814
H.D. 1
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Commerce and Consumer Protection, to which was referred H.B. No. 1814, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Require and appropriate funds for the Legislative Reference Bureau to conduct a study on how certain other states approach certain subjects as they relate to condominiums; and
- (2) Extend the final report deadline and dissolution date of the Condominium Property Regime Task Force established pursuant to Act 189, Session Laws of Hawaii 2023, to June 30, 2026.

Your Committee received testimony in support of this measure from the Community Associations Institute, AARP Hawai'i, Hawaii First Realty LLC, Palehua Townhouse, Honolulu Tower AOA, and eight individuals.

Your Committee received testimony in opposition to this measure from one individual.



Your Committee received comments on this measure from the Legislative Reference Bureau, Kokua Council, and one individual.

Your Committee finds that Act 189, Session Laws of Hawaii 2023, established a Condominium Property Regime Task Force to examine and evaluate certain issues regarding condominium property regimes and to conduct an assessment of the existing alternative dispute resolution systems that were established by the Legislature. On December 15, 2023, the Condominium Property Regime Task Force submitted its interim report to the Legislature, which requested the Legislature to task the Legislative Reference Bureau with studying and reporting on several specific subjects relating to condominium property regimes that would enable the Task Force to thereafter recommend legislation suitable to Hawaii's needs on an informed and objective basis. Therefore, this measure requires the Legislative Reference Bureau to complete the requested study and provides additional time for the Task Force to complete its work based on the Legislative Reference Bureau's future findings and recommendations.

Your Committee has amended this measure by:

- (1) Inserting language to require the Legislative Reference Bureau to also include in its study and report an analysis of approaches employed by certain other states regarding limitations on the total and final legal fees in excess of the original debt amount sought that an association can access, demand, or seek reimbursement for from a unit owner; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Commerce and Consumer Protection that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1814, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1814, H.D. 1, S.D. 1, and be referred to your Committee on Ways and Means.



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



JARRETT KEOHOKALOLE, Chair



The Senate
 Thirty-Second Legislature
 State of Hawai'i

Record of Votes
Committee on Commerce and Consumer Protection
CPN

Bill / Resolution No.:* HB1814, HDI	Committee Referral: CPN, WAM	Date: 3/20/24		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
KEOHOKALOPE, Jarrett (C)	✓			
FUKUNAGA, Carol (VC)	✓			
MCKELVEY, Angus L.K.	✓			
RICHARDS, III, Herbert M. "Tim"	✓			
AWA, Brenton				✓
TOTAL	4			1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

***Only one measure per Record of Votes**