

Honolulu, Hawaii
MAR 15, 2024

RE: S.B. No. 2600
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 S.B. No. 2600 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to authorize the use of electronic mail to deliver certain documents when purchasing condominiums.

Your Committee received testimony in support of this measure from the Palehua Townhouse Association; Hawai'i Association of REALTORS; Hawaii First Realty LLC; and two individuals.

Your Committee finds that, under existing law, a developer of a condominium project is required to disclose certain documents to prospective purchasers. The disclosure may be delivered either personally, by mail, by facsimile, or by another method as authorized by the Real Estate Commission. This measure will update the statutorily approved methods of delivery to include the modern method of communication through electronic mail.

Your Committee has amended this measure by changing the effective date to July 1, 3000, to encourage further discussion.



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 S.B. No. 2600, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2600, 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,



MARK M. NAKASHIMA, Chair



