STAND. COM. REP. NO. 28



Honolulu, Hawaii

## MAR 0 1 2024

RE: S.B. No. 2859 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 Judiciary, to which was referred S.B. No. 2859, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO LAND COURT,"

begs leave to report as follows:

The purpose and intent of this measure is to authorize the use of a master certificate of title for new common interest communities to simplify and streamline the operation of the land court.

Your Committee received comments on this measure from the Department of Land and Natural Resources.

Your Committee finds that the existing process for the land court system requires the certificate of title of each unit to note any amendment to the documents governing a condominium or planned community. By utilizing a master certificate of title that lists encumbrances of general application, certificates of title for individual units can accurately incorporate by reference the encumbrances on the master certificate of title, creating a history of amendments to a specific condominium or planned community. This measure streamlines the land court process by eliminating requirements to certificate of title amendments for each unit to reflect any changes in the encumbrances of general application to the condominium or planned community.





As affirmed by the record of votes of the members of your Committee on Judiciary that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2859, S.D. 1, and recommends that it pass Third Reading.

> Respectfully submitted on behalf of the members of the Committee on Judiciary,

Harl Rbook

KARL RHOADS, Chair



## The Senate Thirty-Second Legislature State of Hawaiʻi

## Record of Votes Committee on Judiciary JDC

Bill / Resolution No.:*	Committee Referral: Date:				
SB 2859 SDI	WTL CPN, UDC 02/27/24				
The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to:					
The Recommendation is:					
Pass, unamended Pass, with amendments Hold Recommit 2312 2311 2310 2313					
Members		Aye	Aye (WR)	Nay	Excused
RHOADS, Karl (C)		V/			
GABBARD, Mike (VC)			1		
ELEFANTE, Brandon J.C.				·	
SAN BUENAVENTURA, Joy A.					
AWA, Brenton					
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TOTAL					
Recommendation:	<i></i>				l
Adopted Not Adopted					
Chairs or Designed's Signature:					
Distribution: Original Yellow Pink Goldenrod   File with Committee Report Clerk's Office Dratting Agency Committee File Copy					

\*Only one measure per Record of Votes