

STAND. COM. REP. NO.

205

Honolulu, Hawaii

FEB 06 , 2025

RE: H.B. No. 276
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 276
entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to exclude a homeowner-developer of a condominium property regime from the annual requirement to file a developer's report and pay a fee if the homeowner's development consists of no more than two units, under certain conditions.

Your Committee received testimony in support of this measure from the Grassroot Institute of Hawaii and one individual.

Your Committee finds that under existing law, homeowners who subdivide their property into two units under a condominium property regime are considered developers, and are therefore required to file annual reports and pay a fee, even when they are not actively selling or developing additional units. This requirement places an unnecessary burden on homeowners who permanently reside in one unit and do not intend to sell their unit in the development. This measure will alleviate the administrative and financial burden of a homeowner-developer who develops no more than two units in a condominium property regime, one of which is the homeowner-developer's primary residence.

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Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making a technical, nonsubstantive amendment for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 276, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 276, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

Respectfully submitted on
behalf of the members of the
Committee on Housing,

LAC

LUKE A. EVSLIN, Chair



