

STAND. COM. REP. NO.

961

Honolulu, Hawaii

FEB 28 2025

RE: S.B. No. 146
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Sir:

Your Committee on Judiciary, to which was referred S.B. No. 146, S.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 amend the conditions and procedures of alternative dispute resolution methods for condominium-related disputes.

Your Committee received testimony in support of this measure from the Community Associations Institute, Hawaii First Realty, and six individuals.

Your Committee received testimony in opposition to this measure from Nakamoto Realty, LLC; and eighteen individuals.

Your Committee received comments on this measure from the Hawai'i Real Estate Commission.

Your Committee finds that the alternative dispute resolution methods for condominium-related disputes provided for in existing law regularly cause the involved parties to engage in a lengthy litigation process and incur attorneys' fees and costs. Your Committee further finds that early neutral evaluation is an effective process that allows parties to resolve a dispute without the stress of litigation. This measure protects consumers by



ameliorating alternative dispute resolution processes for condominium-related disputes.

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. 146, S.D. 1, and recommends that it pass Third Reading.

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



KARL RHOADS, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Judiciary
JDC

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 146, SD1	CDJ, JDC	2/21/25		
<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 checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)				✓
CHANG, Stanley	✓			
SAN BUENAVENTURA, Joy A.	✓			
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