



Testimony of
Gwen Yamamoto Lau
Executive Director
Hawai'i Green Infrastructure Authority
before the
HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE
Wednesday, March 12, 2025, 2:00 PM
State Capitol, Conference Room 329
in consideration of
Senate Bill No. 1044, SD2
RELATING TO THE STABILIZATION OF PROPERTY INSURANCE

Chair Matayoshi, Vice Chair Chun, and Members of the Committee:

Thank you for the opportunity to testify on SB 1044, SD2 relating to the stabilization of property insurance. It also establishes a Condominium Loan Program to fund essential repairs and deferred maintenance. The Hawai'i Green Infrastructure Authority (HGIA) **supports** this bill which expands the Hawaii Property Insurance Association's authority to include the issuance of property insurance for condominiums and develop a long-term solution.

With approximately 55% of all condo units in Hawaii built prior to 1980¹, there are a significant number of 40+-year old condominium projects requiring replacements, upgrades and retrofits, including re-piping, spalling, windows and railings and alarms², all of which are costly and complicated. Providing a temporary insurance safety net for Condominium projects unable to access insurance, along with a mechanism for financing, will provide Association leadership up to five years to plan, coordinate and implement necessary upgrades to increase its ability to obtain insurance in the condominium insurance marketplace.

Additionally, there are a number of condominium projects already on the secondary market's "unavailable list" negatively impacting over 30,000 units, due to inadequate insurance coverage and other issues, elevating the urgency of this situation.

Thank you for this opportunity to provide comments and testify in support of SB 1044, SD2.

¹ "Why Hawaii's Aging Condos Can't Afford to Defer Maintenance," First Insurance Company of Hawaii, January 5, 2004.

² "A Condominium Can Last Hundreds of Years, But Not Its Components," Hawaii Business Magazine, August 31, 2020.



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
KA 'OIHANA O KA LOIO KUHINA
THIRTY-THIRD LEGISLATURE, 2025**

ON THE FOLLOWING MEASURE:

S.B. NO. 1044, S.D. 2, RELATING TO THE STABILIZATION OF PROPERTY INSURANCE.

BEFORE THE:

HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE

DATE: Wednesday, March 12, 2025 **TIME:** 2:00 p.m.

LOCATION: State Capitol, Room 329

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Andrew I. Kim or Christopher J.I. Leong, Deputy Attorneys General

Chair Matayoshi and Members of the Committee:

The Department of the Attorney General provides the following comments.

The purposes of this bill are to: (1) expand the powers of the Hawai'i Property Insurance Association (HPIA) and reactivate the Hawai'i Hurricane Relief Fund (HHRF) to help to stabilize the property insurance market in the State; (2) require the HPIA and HHRF to contract with domestic private insurers to act as a servicing facility; (3) establish the Condominium Loan Program and the condominium loan special fund; (4) require the Insurance Commissioner to conduct a study; (5) require reports to the Legislature and (6) appropriate moneys.

The Department is concerned that this bill makes an appropriation from the general fund to provide a loan to the HPIA without any conditions on the terms of the loan. In the original version of this bill, HPIA's plan of operation was required to "adopt procedures, guidelines, installment amounts, and a timetable for the repayment of any general fund moneys that are loaned to sufficiently capitalize the fund and deposited into the separate account within the Hawaii property insurance association reserve trust fund established pursuant to section 431:21-105(b)(9)". S.B. No. 1044, page 24, lines 3-9. Further, under section 431:21-106, Hawaii Revised Statutes, the HPIA needs approval of the plan of operation from the Insurance Commissioner, and if it fails to submit a suitable plan of operation, the commissioner has the authority to adopt rules

necessary to carry out article 21. The framework under the original version of this bill allowed HPIA to establish how it was to pay back the loan, but gave the Insurance Commissioner the authority to approve or deny the procedure set forth by the HPIA.

In the current version, there is no requirement for HPIA to set up loan payment procedures, approval of the Insurance Commissioner, or terms setting forth the conditions of the loan. Therefore, the Department is concerned that general funds are being appropriated to provide a loan to the HPIA without any State control of how those funds are to be paid back. Accordingly, the Legislature could adopt the following amendments to address this issue:

- On page 21, after proposed section 431:21-106(c)(16), add a new paragraph, as follows: "(17) Shall adopt procedures, guidelines, installment amounts, and a timetable for the repayment of any general fund moneys that are loaned to the association."
- On page 63, after the sentence ending on line 19, add a new sentence, as follows: "Any moneys appropriated to the Hawaii property insurance association shall be repaid to the general fund in accordance with the procedures, guidelines, installment amounts, and timetable established for the repayment of any general fund moneys pursuant to section 431:21-106(c)(17), Hawaii Revised Statutes."

Thank you for the opportunity to provide comments.



JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
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NADINE Y. ANDO
DIRECTOR | KA LUNA HO'OKELE

DEAN I HAZAMA
DEPUTY DIRECTOR | KA HOPE LUNA HO'OKELE

Testimony of the Department of Commerce and Consumer Affairs

Before the
House Committee on Consumer Protection and Commerce
Wednesday, March 12, 2025
2:00 p.m.
State Capitol, Conference Room 329 and via Videoconference

On the following measure:
S.B. 1044, S.D. 2, RELATING TO THE STABILIZATION OF PROPERTY INSURANCE

Chair Matayoshi and Members of the Committee:

My name is Jerry Bump, and I am the Acting Insurance Commissioner of the Department of Commerce and Consumer Affairs' (Department) Insurance Division. The Department appreciates the intent of this bill and offers the following comments.

The purpose of this bill is to expand the powers of the Hawai'i Property Insurance Association (HPIA) and reactivate the Hawai'i Hurricane Relief Fund (HHRF) to help to stabilize the property insurance market in the State; require the Hawai'i Property Insurance Association and the Hawai'i Hurricane Relief Fund to contract with domestic private insurers to act as a servicing facility by 10/1/2025; establish the Condominium Loan Program and the condominium loan program special fund, to be administered by the Hawai'i Green Infrastructure Authority on behalf of the Department of Business, Economic Development, and Tourism, for the purpose of providing funding for essential repairs and deferred maintenance to condominium associations organized under chapter 514B, HRS; require the Insurance Commissioner to conduct a study to develop

long-term solutions to stabilize the property insurance market in the State; require reports to the Legislature; and appropriate funds.

While we appreciate the initiative to prioritize Hawaii's domestic insurance market and encourage long-term self-sustainability through awarding a servicing facility contract to a domestic insurer¹, the Department notes that curtailing the potential pool of interested participants may discourage healthy market competition. Hawaii already has a limited number of property insurers writing coverage for condominium master policies. Should this group be limited to domestic insurers as defined in section 431:3-104, Hawaii Revised Statutes (HRS) - with no alternative option - the absence of competition could lead to higher fees and premium prices which will likely be passed on to individual unit owners. Additionally, given the volatile nature of the insurance market, insurers who currently possess the capacity to write coverage for condominium master policies may not always be able to offer this product. Furthermore, the HPIA and HHRF's ability to operate might also be affected if they are unable to contract with a domestic insurer. We propose that language requiring domestic insurers be removed and allow HPIA and HHRF to determine the best servicing solution.

We also note that, in the event HHRF or HPIA needs additional funds appropriated to facilitate the initial issuance of policies to condominium associations, we recommend adding a new section to Part V to allow for the issuance of general obligation bonds:

SECTION_. The director of finance is authorized to issue general obligation bonds in the principal amount of _____ or so much thereof as may be necessary and the same sum or so much thereof as may be necessary is appropriated for fiscal year 2025-2026 for deposit into the hurricane reserve trust fund for the purpose of providing working capital to finance any permitted purpose under this Act. The insurance commissioner, upon the insurance commissioner's determination that it is advisable to transfer funds from the hurricane reserve trust fund, shall

¹ Section 8, page 25, lines 8 to 21 to page 26, lines 1 to 10

reimburse the state general fund for payment of debt service on general obligation bonds authorized and issued under this section.

We also note that, adding the above issuance of general obligation bonds could only be made to a state agency, such as HHRF. To provide authority for the HHRF to issue loans to HPIA, we recommend a new paragraph be added to HRS § 431P-5(b), as follows: “Notwithstanding any law to the contrary, loan funds to the Hawaii Property Insurance Association established under section 431:21-103.”

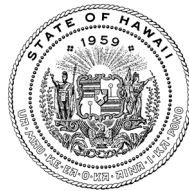
We further note that, to ensure the following can be included as part of the recoupment of assessments, a reference to HRS § 431P-16(d)² should be re-included in HRS § 431P-A(a)³. Accordingly, we recommend the following amendments:

- On page 26, lines 15-18: “Each licensed property and casualty insurer shall annually recoup assessments paid by the licensed property and casualty insurer under sections 431P-5(b)(8)(A) and (B), and 431P-16(d).”
- On page 27, lines 7-9: “The surcharge required under subsection (a) shall be the same percentage of the total premiums charged for each policy assessed under sections 431P-5(b)(8)(A) and (B), and 431P-16(d).”

Thank you for the opportunity to testify.

² Page 55, lines 11 to 21 to page 56, lines 1 to 14

³ Page 26, line 15 to 21 to page 27, line 1 to 6



JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LIEUTENANT GOVERNOR

LUIS P. SALAVERIA
DIRECTOR

SABRINA NASIR
DEPUTY DIRECTOR

EMPLOYEES' RETIREMENT SYSTEM
HAWAII EMPLOYER-UNION HEALTH BENEFITS TRUST FUND
OFFICE OF THE PUBLIC DEFENDER

STATE OF HAWAII
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Ka 'Oihana Mālama Mo'ohelu a Kālā
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ADMINISTRATIVE AND RESEARCH OFFICE
BUDGET, PROGRAM PLANNING AND MANAGEMENT DIVISION
FINANCIAL ADMINISTRATION DIVISION
OFFICE OF FEDERAL AWARDS MANAGEMENT

WRITTEN ONLY
TESTIMONY BY LUIS P. SALAVERIA
DIRECTOR, DEPARTMENT OF BUDGET AND FINANCE
TO THE HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE
ON
SENATE BILL NO. 1044, S.D. 2

March 12, 2025
2:00 p.m.
Room 329 and Videoconference

RELATING TO THE STABILIZATION OF PROPERTY INSURANCE

The Department of Budget and Finance (B&F) offers comments on this bill.

Senate Bill (S.B.) No. 1044, S.D. 2, does the following:

- Part I of this measure provides the bill's preamble.
- Parts II and III of this measure amend existing sections in and/or add new sections to Chapters 431 and 431P, HRS, and make conforming amendments to Sections 501-23.5 and 502-25, HRS, to: 1) expand the powers of the Hawai'i Property Insurance Association (HPIA) and reactivate the Hawai'i Hurricane Relief Fund (HHRF) to help stabilize the property insurance market in the State; and 2) allow the HPIA and HHRF to contract with domestic private insurers to act as a servicing facility to provide affordable coverage options for property owners who meet certain requirements.
- Part IV of this measure establishes the Condominium Loan Program (CLP) within the Hawai'i Green Infrastructure Authority (HGIA) for the purpose of: 1) providing loan financing to fund essential repairs, addressing deferred maintenance and

structural issues, and improving property conditions to enhance the insurability of condominiums; 2) establishing the CLP Special Fund (CLPSF) for purposes of carrying out the CLP; 3) appropriating an unspecified amount of general funds in both FY 26 and FY 27 for deposit into the CLPSF; and 4) appropriating an unspecified amount of special fund ceiling for the CLPSF in both FY 26 and FY 27.

- Part V of this measure appropriates an unspecified amount of general funds in FY 26 to provide a loan to HPIA for administrative and startup costs, minimum solvency costs, and the purchase of reinsurance.
- Part VI of this measure requires the Insurance Commissioner (IC) to: 1) conduct a study to identify and develop a long-term solution to stabilize the property insurance market in the State; and 2) appropriate an unspecified amount of general funds in FY 26 for the IC to conduct this study.
- Part VII of this measure provides a sunset date of June 30, 2045, for the CLP and CLPSF.

B&F defers to the Department of Commerce and Consumer Affairs on the amendments in Parts II, III, and VI, and to the Department of the Attorney General on the legality of providing a general fund loan to HPIA. However, B&F has the following comments on Part IV:

First, B&F notes that HGIA may not be the appropriate agency to administer the CLP and the CLPSF. HGIA's purpose is to provide low-cost financing for green infrastructure projects to accelerate the State's transition to clean energy. It is unclear how the repair and maintenance of condominiums relate to this mission.

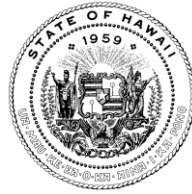
Second, prior to the establishment of such a major loan program, assessments and/or studies should be carried out to collect the data necessary to determine its feasibility and/or identify other solutions to address financing difficulties for

condominium associations. Without knowing crucial information such as the total number of condominiums, facility ages, insurance statuses, previously completed capital improvement projects, etc., it is difficult to determine whether it would be feasible for the State to establish the CLP and the CLPSF, much less how much funding they would need to ameliorate the condominium insurance issue in Hawai'i. Furthermore, given that many projects will likely cost millions or even tens of millions of dollars each, any appropriated amount for the CLP or the CLPSF will likely only benefit a very limited number of condominium associations.

Lastly, as a matter of general policy, B&F does not support the creation of any special fund, which does not meet the requirements of Section 37-52.3, HRS. Special funds should: 1) serve a need as demonstrated by the purpose, scope of work, and an explanation why the program cannot be implemented successfully under the general fund appropriation process; 2) reflect a clear nexus between the benefits sought and charges made upon the users or beneficiaries or a clear link between the program and the sources of revenue; 3) provide an appropriate means of financing for the program or activity; and 4) demonstrate the capacity to be financially self-sustaining. Regarding S.B. No. 1044, S.D. 2, it is difficult to determine whether the proposed CLPSF would be self-sustaining.

Thank you for your consideration of our comments.

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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
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Testimony of the Board of Directors of Hawaii Hurricane Relief Fund

Before the
House Committee on Consumer Protection and Commerce
Wednesday, March 12, 2025
2:00 p.m.
State Capitol, Conference Room 329 and via Videoconference

On the following measure:
S.B. 1044, S.D. 2, RELATING TO THE STABILIZATION OF PROPERTY INSURANCE

Chair Matayoshi and Members of the Committee:

My name is Edward Haik, and I am the Board Chair of the Hawaii Hurricane Relief Fund (HHRF). The Board appreciates the intent of this bill and offers the following comments.

The purpose of this bill is to expand the powers of the Hawai'i Property Insurance Association and reactivate the Hawai'i Hurricane Relief Fund to help to stabilize the property insurance market in the State; require the Hawai'i Property Insurance Association and the Hawai'i Hurricane Relief Fund to contract with domestic private insurers to act as a servicing facility by 10/1/2025; establish the Condominium Loan Program and the condominium loan program special fund, to be administered by the Hawai'i Green Infrastructure Authority on behalf of the Department of Business, Economic Development, and Tourism, for the purpose of providing funding for essential repairs and deferred maintenance to condominium associations organized under chapter 514B, HRS; require the Insurance Commissioner to conduct a study to develop

long-term solutions to stabilize the property insurance market in the State; require reports to the Legislature; and appropriate funds.

The HHRF Board would like to offer specific commentary on the following provision of S.B.1044 that requires the Hawaii Property Insurance Association and the Hawaii Hurricane Relief Fund to contract with domestic private insurers to act as a servicing facility by 10/1/2025 (highlighted below).

SECTION 20.

(a) No later than September 1, 2025, the board of directors of the Hawaii hurricane relief fund shall publish a notice inviting domestic insurers, as defined in section 431:3-104, Hawaii Revised Statutes, that are transacting direct property insurance in the State to submit to the board of directors current statements of qualifications and expressions of interest to serve as a servicing facility to assist the fund in performing the responsibilities described in section 431P-4, Hawaii Revised Statutes, and in executing the powers, duties, and functions of the fund as described in section 431P-5, Hawaii Revised Statutes, as deemed appropriate by the board of directors with the approval of the insurance commissioner; provided that the request for submissions of statements of qualifications and expressions of interest shall be prepared by the insurance commissioner.

(b) No later than October 1, 2025, the board of directors of the Hawaii hurricane relief fund shall award a servicing facility contract to a domestic insurer that submitted a statement of qualifications and expression of interest pursuant to subsection (a). The processes described in this section and the selection of the servicing facility shall not be subject to chapter 76, 78, or 103D, Hawaii Revised Statutes.

We appreciate the desire to prioritize utilizing a Hawaii domestic insurer as the servicing provider for the HHRF. The HHRF Board believes this could restrict our ability to find a servicing solution that will be able to meet the accelerated timelines to launch by Summer 2025. Reducing competition by limiting the number of eligible servicing

providers may also result in higher overall costs that will need to be passed onto policyholders which opposes the goal of providing more affordable insurance options.

We recommend removing the domestic insurer language to allow the HHRF to have an open competition to find the optimal servicing solution.

Thank you for the opportunity to submit this testimony.

SB-1044-SD-2

Submitted on: 3/12/2025 8:27:49 AM

Testimony for CPC on 3/12/2025 2:00:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Jillian Anderson	Waikiki Neighborhood Board	Support	Written Testimony Only

Comments:

WAIKIKI NEIGHBORHOOD BOARD

Legislative Permitted Interaction Group

The Waikiki Neighborhood Board stands in **support** of SB1044 SD2.

As countless condominium owners continue to struggle to afford increased property insurance premiums and assessments for repairs and maintenance, it is imperative that the Legislature pass measures this session that offer reprieve to what in many cases is a crushing financial burden.

SB1044, while not the ultimate solution, is a step in the right direction for the time being. The Waikiki Neighborhood Board supports SB1044 SD2 to offer an alternative insurance option for the most severely impacted associations and provide loans for others to fund repairs and deferred maintenance to reduce risk, and ideally, future premiums.

Most importantly, SB1044 SD2 will require a study to develop long-term solutions, which condominium-dense neighborhoods like Waikiki need in order for residents to feel financially secure in what in most cases is their life's biggest investment.



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**The State Legislature
House Committee on Consumer Protection and Commerce
Wednesday, March 12, 2025
Conference Room 329, 2:00 p.m.**

TO: The Honorable Scot Matayoshi, Chair
FROM: Keali'i S. López, State Director
RE: Support for S.B. 1044, SD2 Relating to the Stabilization of Property Insurance

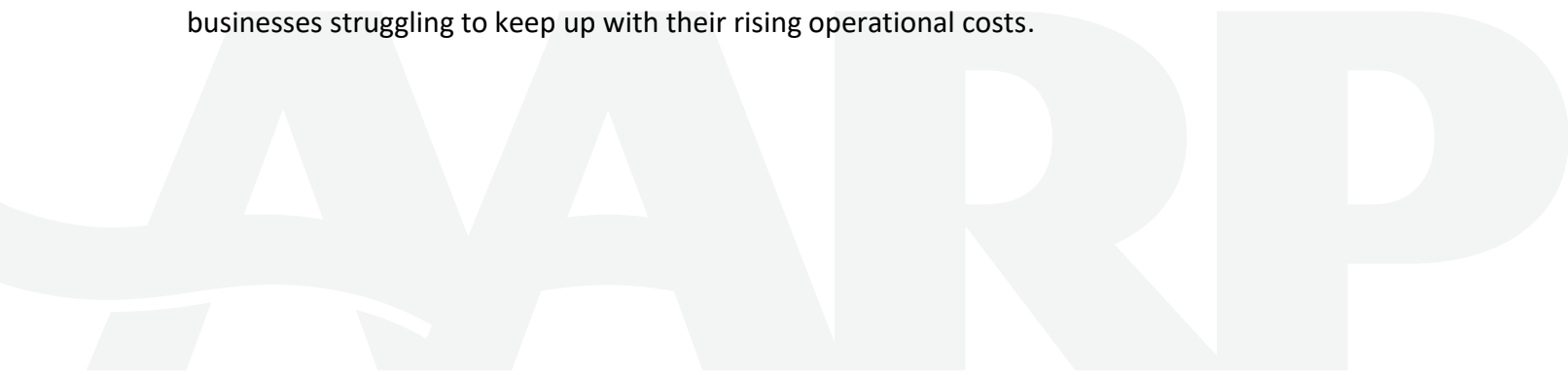
Aloha Chair Matayoshi and Members of the Committee:

I am Keali'i Lopez, State Director of AARP Hawai'i. AARP is a nonprofit, nonpartisan, social impact organization dedicated to empowering people 50 and older to choose how they live as they age. We advocate at the state and federal level for the issues that matter most to older adults and their families. On behalf of our nearly 135,000 members statewide, thank you for the opportunity to share our testimony.

AARP is in support of S.B. 1044, SD2 which aims to stabilize the property insurance market by expanding the powers of the Hawaii Property Insurance Association (HPIA) and reactivating the Hawaii Hurricane Relief Fund (HHRF).

Hawaii's economy depends on insurance, which provides financial protection for consumers when accidents, natural disasters, and other risks become reality—something we know all too well here in our state. Since consumers' homes are the largest assets that most Americans will ever own, the financial protection provided by homeowners insurance is critically important to ensuring consumers' financial stability and security as well as community resilience. Additionally, many, many residents of Hawai'i live in condominiums, including 23,000 AARP members.

The availability of affordable property insurance has been shrinking, a situation further exacerbated by the Lahaina fire in 2023. Condominium owners have seen their policies increase exponentially, with rising deductibles creating significant financial burdens to retain coverage. These increases are not limited to condominium owners; single residences, businesses, and nonprofit organizations have also been impacted by rising insurance costs. This particularly poses financial hardships on older individuals with fixed incomes, as well as organizations and businesses struggling to keep up with their rising operational costs.



By expanding the powers of the HPIA, the bill could help stabilize the property insurance market, making it more resilient to fluctuations and crises. Furthermore, reactivating the HHRF could provide additional resources and coverage options for homeowners, especially in the event of hurricanes, which are a significant risk in Hawai'i. The HHRF can enhance disaster preparedness and response, ensuring quicker recovery and support for affected residents.

With a more stable market and additional resources, there could be a potential reduction in insurance premiums for property owners.

Thank you for the opportunity to testify in support of S.B. 1044, SD2.

TESTIMONY OF MICHAEL ONOFRIETTI

COMMITTEE ON CONSUMER PROTECTION & COMMERCE
Representative Scot Z. Matayoshi, Chair
Representative Cory M. Chun, Vice Chair

Wednesday, March 12, 2025
2:00 p.m.

SB 1044, SD2

Chair Matayoshi, Vice Chair Chun, and members of the Committee on Consumer Protection & Commerce, my name is Michael Onofrietti, ACAS, MAAA, CPCU, Senior Vice President, Chief Actuary & Chief Risk Officer for Island Insurance, Board Chair and Chairman of the Auto Policy Committee for Hawaii Insurers Council. The Hawaii Insurers Council is a non-profit association of property and casualty insurance companies licensed to do business in Hawaii. Members companies underwrite approximately forty percent of all property and casualty insurance premiums in the state.

Hawaii Insurers Council (HIC) **supports** this bill. This is a bill developed by the Joint Executive/Legislative Task Force on Property Insurance that was formed after the 2024 Legislature. HIC has been very active in serving on this and other working groups to provide professional input and guidance on issues that began to appear several years ago. Climate-driven insurance losses will continue into the future and our ability to appropriately manage these new, large and increasing risks is imperative. We believe climate-driven losses will impact housing and the financial markets in Hawaii, and could drive an even greater exodus from Hawaii.

This bill provides amendments to the two existing state funds, the Hawaii Property Insurance Association (HPIA) and the Hawaii Hurricane Relief Fund (HHRF) in order to update them from their originally enacted language more than 30 years ago. This bill has been amended from its last version in 2024 where it died and has been updated for changes over the past 12 months.

Stakeholders from all sectors impacted were involved in the drafting and amendments included in this bill. The bill may not be perfect in the eyes of an individual stakeholder, but HIC believes it is necessary to start somewhere. We also believe that legislative changes may be needed in the future as the impacts of climate change and our aging housing stock continue to evolve. The ability to adapt and move quickly is necessary now because of the dynamic nature of climate-driven losses.

We acknowledge and thank the leadership of all involved in this very important issue, and we will continue to contribute in a meaningful way towards a stabilizing solution.

Thank you for the opportunity to testify.

DATE: March 11, 2025

TO: Representative Scot Z. Matayoshi
Chair, Committee on Consumer Protection and Commerce

FROM: Matt Tsujimura

RE: **S.B. 1044, S.D. 2 – Relating to the Stabilization of Property Insurance**
Hearing Date: Wednesday, March 12, 2025, 2:00PM
Conference Room: 329

Dear Chair Matayoshi, Vice Chair Chun, and Members of the Committee on Consumer Protection and Commerce:

I am Matt Tsujimura, the retained lobbyist for State Farm Mutual Automobile Insurance Company (State Farm). State Farm **offers comments** to S.B. 1044, S.D. 2, which amends the laws relating to the Hawaii Hurricane Relief Fund and Hawaii Property Insurance Association.

State Farm appreciates the effort spent crafting the proposals in S.B. 1044, S.D. 2, and the willingness of the Legislature to identify solution to improve the insurance marketplace as it relates to Hawaii's condominium buildings and individual units. We understand the goal of S.B. 1044, S.D. 2 is to ensure a stable insurance market for the people of Hawaii that will draw more insurance companies to the state. More insurers in the market means greater accessibility and affordability for consumers.

State Farm understands the issues are complex. State Farm encourages the Legislature to continue the open dialog with insurers and other stakeholders to ensure all parties involved understand the issues and challenges. We hope the Legislature will continue to engage in discussions that will ensure the Hawaii Property Insurance Association (HPIA) and Hawaii Hurricane Relief Fund (HHRF) to: (1) provide products which are actuarially sound; (2) service consumers who cannot obtain insurance on the voluntary market; (3) encourage consumers to repair, renovate, and remediate properties in an insurable condition; and (4) incentivize the depopulation of HPIA and HHRF.

For these reasons we offer this testimony. Thank you for the opportunity to testify.



Mortgage Bankers Association of Hawaii
P.O. Box 4129, Honolulu, Hawaii 96812

March 11, 2025

Rep. Scot Z. Matayoshi, Chair
Rep. Cory M. Chun, Vice Chair
Members of the House Committee on Consumer Protection and Commerce

Hearing Date: March 12, 2025
Hearing Time: 2:00 pm
Hearing Place: Hawaii State Capitol, Conference Room 329

Re: SB1044 SD-2 Relating to the Stabilization of Property Insurance

I am Victor Brock, representing the Mortgage Bankers Association of Hawaii ("MBAH"). The MBAH is a voluntary organization of individuals involved in the real estate lending industry in Hawaii. Our membership consists of employees of banks, savings institutions, mortgage bankers, mortgage brokers, financial institutions, and companies whose business depends upon the ongoing health of the financial services industry of Hawaii. The members of the MBAH originate and service, or support the origination and servicing, of the vast majority of residential and commercial real estate mortgage loans in Hawaii. When, and if, the MBAH testifies on legislation or rules, it is related only to mortgage lending and servicing.

MBAH SUPPORTS SB 1044 SD-2 AS DRAFTED

Since 2023, there has been a lack of sufficient hurricane insurance coverage for many condominium projects in Hawaii, and huge increases in premiums for other condo projects, due to caps on exposure instituted by global hurricane insurance reinsurers. The MBAH supports SB1044 SD-2 because it expands the authority of the Hawaii Hurricane Relief Fund ("HHRF") to issue hurricane insurance coverage directly to condominium homeowners' associations, an authority which was not provided in the original HHRF act and HRS 431P from 1993. Governor Green has been issuing emergency proclamations since August 2024 to provide this authority to the HHRF on a temporary basis. However, a permanent revision to HRS 431P, as addressed in this Bill, is needed.

Additionally, SB1044 SD-2 expands the powers of the Hawaii Property Insurance Association ("HPIA") to provide insurance directly to condominium associations for other types of insurance when a condo project has challenges obtaining coverage.

Both actions will expand availability of insurance for condos in the state and help stabilize the Hawaii property insurance market and provide more affordable options.

This bill is the product of the Governor's Condo and Property Insurance Task Force. Other options were discussed by the Task Force, but expansion of HHRF and HPIA powers were concluded to be the best and most expedient solutions to the immediate needs.

Fannie Mae and Freddie Mac, who are the predominate buyers of mortgages on the secondary market, require that the condominium building maintain hurricane insurance for 100% replacement coverage. Lenders who do not sell their mortgages on the secondary market also require 100% replacement coverage, as insufficient insurance poses financial risk to the lending institutions. Owners of units in condominium projects which do not maintain hurricane insurance for 100% of the estimated cost to rebuild will have difficulty refinancing or obtaining home equity financing secured by their units. They may also not be able to sell their units, unless they are able to procure a cash buyer, as buyers who need to finance all part of the purchase price may not be able to obtain financing altogether on these units. Expansion of the HHRF authority will allow condo projects to obtain hurricane insurance for 100% of the estimated replacement cost at a possibly more affordable price and as required to obtain a mortgage from the majority of lenders.

We support SB1044 SD-2 as drafted.

Thank you for the opportunity to present this testimony.

Victor Brock
Mortgage Bankers Association of Hawaii

Hawai'i State Legislature
House Committee on Consumer Protection and Commerce

March 11, 2025

Filed via electronic testimony submission system

RE: SB 1044, SD 2 Relating to Stabilization of Property Insurance - NAMIC's written testimony

Thank you for providing the National Association of Mutual Insurance Companies (NAMIC) an opportunity to submit written testimony to your committee for the March 12, 2025, public hearing. Unfortunately, I will not be able to attend the public hearing, because of a previously scheduled professional obligation.

The National Association of Mutual Insurance Companies consists of nearly 1,500 member companies, including seven of the top 10 property/casualty insurers in the United States. The association supports local and regional mutual insurance companies on main streets across America as well as many of the country's largest national insurers. NAMIC member companies write approximately \$391 billion in annual premiums and represent 68 percent of homeowners, 56 percent of automobile, and 31 percent of the business insurance.

NAMIC's members appreciate the societal importance of addressing commercial insurance coverage challenges for condominium associations, condo owners and citizens of the state of Hawaii. We commend the bill sponsor for working closely, over the past year, with all of the interested stakeholders, including members of the property and casualty insurance industry. Although addressing the insurance needs of condominium associations and their property owner is important to the insurance industry, we must keep in mind the fact that protecting the financial health of the overall insurance industry has to be a top priority consideration because a vibrant and healthy insurance marketplace is the key to eventually depopulating the HPIA and HHRF and addressing the long-term insurance availability and affordability needs of consumers.

Consequently, NAMIC supports Part 5, Section 20 of the proposed legislation which authorizes a study by the insurance commissioner to identify and develop a long-term solution to stabilize the property insurance market in the State. We support a formal study of the issue and the five enumerated areas of inquiry for the proposed study. We look forward to participating in this important project.

NAMIC also supports the provision in SB 1044, SD2, that allows for recoupment of insurer assessments paid to the HPIA and HHRF to partially fund the expansion of the associations' insurance product-line. Insurers need flexibility as to how they recoup these assessments from policyholders so that this new financial burden doesn't adversely impact their ability to address the evolving needs of *all* their other policyholders in this inflationary world where climate change has created a new era of heightened catastrophic risk for the insurance industry. NAMIC believes that it is imperative that the current language in the bill which expressly requires the state government and other business industries to significantly share in the cost of financing this expansion of insurance coverage by the associations be maintained in full and not reduced in any way. The success of this endeavor depends upon *all* interested stakeholders being engaged in funding this important housing and state economic stabilization project. Insurers should not and cannot be required to pay for the "lion's share" of this economic burden.



NAMIC also believes that this expansion of the HPIA and HHRF needs to focus upon the two foundational tenets of a healthy insurance marketplace: actuarially sound rate adequacy and risk reduction management. Pricing needs to reflect well-established risk-based pricing standards and condominium associations need to be required to engage is necessary and long-overdue risk mitigation that will reduce their risk profile so that private insurers see them as reasonable risk reduction and prevention-oriented business entities. If condominium associations are not forced to be accountable for their repeated failures to engage in good risk management practices and are continually provided with an alternative insurance mechanism that does not mandate that they address “the elephant in the room”, i.e. that their long-standing decision not to invest in necessary repairs and upgrades required to make the condo properties insurable under standard underwriting guidelines, this short-term “stop-gap” measure of bandaging-up the problem will turn into a long-term, enabling crutch that will only make the condominium insurance challenge a bigger and more expensive societal problem in the near future.

NAMIC looks forward to working with the sponsors, legislative leadership, and the insurance commissioner on a long-range game-plan to stabilize the insurance market in a pro-consumer and pro-competition manner.

Thank you for your time and consideration. Please feel free to contact me at 303.907.0587 or at crataj@namic.org, if you would like to discuss NAMIC’s written testimony.

Respectfully,

Christian John Rataj, Esq.
NAMIC Senior Regional Vice President
State Government Affairs, Western Region

HAWAII FINANCIAL SERVICES ASSOCIATION

c/o Marvin S.C. Dang, Attorney-at-Law

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March 12, 2025

Rep. Scot Z. Matayoshi, Chair
Rep. Cory M. Chun, Vice Chair
and members of the House Committee on Consumer Protection & Commerce
Hawaii State Capitol
Honolulu, Hawaii 96813

Re: **S.B. 1044, S.D. 2 (Stabilization of Property Insurance)**
Hearing Date/Time: Wednesday, March 12, 2025, 2:00 p.m.

I am Marvin Dang, the attorney for the **Hawaii Financial Services Association** ("HFSA"). The HFSA is a trade association for Hawaii's consumer credit industry. Its members include Hawaii financial services loan companies (which make mortgage loans and other loans, and which are regulated by the Hawaii Commissioner of Financial Institutions), mortgage lenders, and financial institutions.

The HFSA **supports the intent** of this Bill.

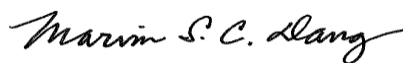
The current version of this Bill: (a) Expands the powers of the Hawai'i Property Insurance Association and reactivates the Hawai'i Hurricane Relief Fund to help to stabilize the property insurance market in the State; (b) Requires the Hawai'i Property Insurance Association and the Hawai'i Hurricane Relief Fund to contract with domestic private insurers to act as a servicing facility by 10/1/2025; (c) Establishes the Condominium Loan Program and the condominium loan program special fund, to be administered by the Hawai'i Green Infrastructure Authority on behalf of the Department of Business, Economic Development, and Tourism, for the purpose of providing funding for essential repairs and deferred maintenance to condominium associations organized under chapter 514B, HRS; (d) Requires the Insurance Commissioner to conduct a study to develop long-term solutions to stabilize the property insurance market in the State; (e) Requires reports to the Legislature; and (f) Appropriates funds.

Hawaii's condominium buildings continue to confront challenges which impact their ability to obtain adequate property insurance at reasonable or affordable premiums to cover hurricane risks and non-hurricane risks. This situation negatively impacts condominium unit owners, home buyers, and others.

The intent of this Bill is to stabilize the property insurance market in Hawaii and ensure that property owners can access affordable property insurance coverage.

We support the intent of this Bill because it has the potential to enable condominium unit owners and buyers to: (a) protect their investment in their condominium units, and (b) have the option to apply for mortgage loans which comply with the federal requirements of Fannie Mae and Freddie Mac (government sponsored enterprises).

Thank you for considering our testimony.



MARVIN S.C. DANG

Attorney for Hawaii Financial Services Association



DATE: March 11, 2025

TO: Representative Scot Matayoshi
Chair, Committee on Consumer Protection & Commerce

Representative Cory Chun
Vice Chair, Committee on Consumer Protection & Commerce

FROM: Mihoko Ito

RE: S.B. 1044, S.D.2 – Relating to the Stabilization of Property Insurance
Hearing Date: Wednesday, March 12, 2025 at 2:00 p.m.
Conference Room: 329

Dear Chair Matayoshi, Vice Chair Chun, and Members of the Committee on Consumer Protection & Commerce:

We submit this testimony on behalf of the Hawaii Bankers Association (HBA). HBA represents seven Hawai'i banks and one bank from the continent with branches in Hawai'i.

HBA **supports** S.B.1044, S.D.2 which 1) expands the powers of the Hawaii Property Insurance Association (HPIA) and reactivates the Hawaii Hurricane Relief Fund (HHRF) to help to stabilize the property insurance market in the State so that insurers can continue to insure properties, 2) adds a loan program to be administered by the Hawaii Green Infrastructure Authority for the purpose of addressing essential repairs and maintenance to condominium associations organized under HRS 514B, 3) requires the insurance Commissioner to conduct a study to develop long-term solutions to stabilize the property insurance market in the State, and 4) appropriates funds.

The high cost of insurance premiums for condominiums has resulted in condominium boards electing to reduce the amount of insurance coverage of condominiums to less than one hundred percent (100%) replacement coverage. Unfortunately, this has had the unintended consequence of impacting mortgage loans for condominium units, because federal guidelines on Fannie Mae and Freddie Mac prohibit these entities from purchasing mortgages on condominium units that are insured at less than full replacement coverage.

Even if a lender wanted to issue a loan for a condominium unit in an underinsured condominium, holding a loan secured by underinsured collateral could affect that lender's safety and soundness rating. In addition, a lender's ability to provide low down-payment financing with mortgage insurance could be impaired by condominium buildings that do not meet Fannie Mae's or Freddie Mac's guidelines. As a result, first-time homebuyers and low- to moderate-income borrowers would be disproportionately adversely impacted.

HBA served on the Legislative/Executive Task Force during the 2024 interim to work on this measure, and is pleased to support this resulting bill. S.B.1044, S.D.2 reactivates HHRF for the purpose of providing gap insurance for underinsured condominiums. The startup funding for



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HHRF is expected to come from the \$173M held by the HHRF, and the bill also provides for funding sources (insurance assessments and a fee on Bureau of Conveyance and Land Court filings) in the event funding is needed. In addition, S.B.1044, S.D.2 proposes to provide a loan to HPIA for startup costs to address underinsured non-condo properties.

Regarding the loan program added in the S.D.2 of the bill – we would note that the Hawaii Bankers Association and Hawaii Green Infrastructure Authority worked on loan program language in H.B. 807, H.D.2. We would recommend that, if the loan language is kept in the bill, that the language of H.B. 807, H.D.2 be used in place of the S.D.2 loan language. This would provide an avenue for condominiums to address deferred maintenance issues that are contributing to condominium insurability issues.

There are many proposed solutions to the insurance crisis, but HBA believes this measure is a good place to begin addressing the availability of full coverage insurance so that mortgage loans can continue to be made.

For these reasons, we support S.B.1044, S.D.2 and ask the Committee to pass this measure with amendments. Thank you for the opportunity to submit this testimony.



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March 12, 2025

LATE

The Honorable Scot Z. Matayoshi, Chair

House Committee on Consumer Protection & Commerce
State Capitol, Conference Room 329 & Videoconference

RE: Senate Bill 1044, SD1, Relating to the Stabilization of Property Insurance

HEARING: Wednesday, March 12, 2025, at 2:00 p.m.

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** Senate Bill 1044, SD2, which expands the powers of the Hawai'i Property Insurance Association and reactivates the Hawai'i Hurricane Relief Fund to help to stabilize the property insurance market in the State. Requires the Hawai'i Property Insurance Association and the Hawai'i Hurricane Relief Fund to contract with domestic private insurers to act as a servicing facility by 10/1/2025. Establishes the Condominium Loan Program and the condominium loan program special fund, to be administered by the Hawai'i Green Infrastructure Authority on behalf of the Department of Business, Economic Development, and Tourism, for the purpose of providing funding for essential repairs and deferred maintenance to condominium associations organized under chapter 514B, HRS. Requires the Insurance Commissioner to conduct a study to develop long-term solutions to stabilize the property insurance market in the State. Requires reports to the Legislature. Appropriates funds. Effective 7/1/2050.

Our state grapples with a significant challenge concerning insurance accessibility and rising costs. The market for reinsurance is global; therefore, storms, wildfires, and other natural disasters that strike anywhere in the world impact what homeowners and condo association must pay for coverage in Hawaii as well. Adding to the challenge is that condominium building premiums have risen so high that hundreds of condo associations are reducing their coverage to less than 100%. This has become an issue for home buyers and sellers as Fannie and Freddie Mac¹ require multifamily properties to include 100% windstorm coverage, which includes hurricanes.

We commend the Legislature for addressing this critical issue, as rising costs, accessibility, and coverage of insurance is an important issue facing our state. We believe measures like these are needed to help address our state's growing insurance challenges impacting both current and future homeowners.

Mahalo for the opportunity to provide testimony on this measure.

¹ Fannie Mae. (n.d.). *Fannie Mae Multifamily Guide*. <https://mfguide.fanniemae.com/node/4516>



700 Bishop Street, Suite 1100
Honolulu, Hawaii 96813

LATE

Written Testimony of the Hawaii Property Insurance Association (HPIA)

Before the
HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE
Representative Scot Z. Matayoshi, Chair / Representative Cory M. Chun, Vice Chair

Wednesday, March 12, 2025, 2:00 p.m.
State Capitol, Conference Room 329 and via video conference

in consideration of
Senate Bill No. 1044 S.D.2
RELATING TO THE STABILIZATION OF PROPERTY INSURANCE

Chair Matayoshi, Vice Chair Chun and Members of the Committee:

Thank you for the opportunity to provide written testimony on SB 1044 S.D.2. HPIA is a non-profit unincorporated association of property and casualty member insurance companies. Property and casualty insurers are automatically a member of the association as a condition of their authority to transact business in the state of Hawai'i. HPIA is a property FAIR plan also known as the market of last resort for property insurance in the state.

HPIA appreciates the intent of this bill and offers the following comments on this bill.

The bill was amended to mandate the HPIA board of directors to extend an invitation to and award a servicing facility contract to a domestic insurer by October 1, 2025. Awarding the servicing facility contract to a new vendor will likely delay a timely launch of a commercial property product for condominiums, should the Board decide to do so. It also raises questions about the rationale behind limiting competition and potentially excluding the capable incumbent from the process. As evidenced in 2019, there may be a lack of interest from domestic insurers in such contracts.

In 2019, when the servicing contract was set to expire, HPIA issued a request for proposal (RFP) to domestic insurers and received no bids. Consequently, alternatives were explored, and two companies were invited to participate in the bidding process. The servicing facility contract was awarded to Marsh, a national broker with extensive experience in managing captive insurance companies and developing commercial property insurance programs. The current servicing facility contract with Marsh expires June 30, 2027.



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Honolulu, Hawaii 96813

Testimony of HPIA
SB 1044, S.D.2
Page 2 of 2

The Board is highly satisfied with the services provided by the current servicing facility. They have dedicated considerable time and resources to complete the due diligence and recommend a new policy administration system to replace the aging legacy system that poses a significant enterprise risk to HPIA if not replaced promptly.

Changing servicing facilities while in the midst of a core system implementation will be disruptive, introduce additional risks to the project and will likely delay the implementation of the system which will push back the rollout of any new or expanded products for homeowners in Hawai'i.

Replacing the policy administration system is crucial for HPIA to expand its current products and introduce new products. The current servicing facility is diligently executing the Board's decisions which include launching an expanded HO-6, condo unit owners' product, when the new system is implemented later this year. Work is also underway to analyze the commercial property market as respects condominiums to identify options and capital requirements for each.

HPIA respectfully proposes the removal of the language regarding extending an invitation to and awarding of a servicing facility contract to a domestic insurer by October 1, 2025 from the bill. This will ensure that HPIA remains focused on completing the current initiatives as quickly as possible so that the association can continue to fulfill its mission of stabilizing the property insurance market in Hawai'i.

Thank you for the opportunity to testify.

SB-1044-SD-2

Submitted on: 3/10/2025 2:56:40 PM

Testimony for CPC on 3/12/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Denise Boisvert	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT this bill.

SB-1044-SD-2

Submitted on: 3/10/2025 2:57:54 PM

Testimony for CPC on 3/12/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kim Jorgensen	Individual	Support	Written Testimony Only

Comments:

Please pass this bill.

Mahalo for your kind consideration.

SB-1044-SD-2

Submitted on: 3/10/2025 5:34:12 PM

Testimony for CPC on 3/12/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
MARILYN JOHNSON	Individual	Support	Written Testimony Only

Comments:

Please support SB1044. As a Puna resident who lives where lava has not flowed for around 750 years, I am not able to purchase new home insurance because my subdivision is designated as Lava Zone 2, and the insurance industry doesn't like that. Yes, I stated that correctly - the USGS maps show that the last lava deposits in the Kehena subdivision in lower Puna was around 750 years ago. However, because the insurance market has taken the USGS lava zone map and turned it into a insurance short-term risk map - there are no property insurers that willing to offer homeowner insurance in lava zone 2.

Please pass this bill to strengthen HPIA, allowing it to covers dwelling costs that are valued at more than \$450K. If necessary to make it more affordable, allow coverage that excludes lava inundation. I recognize that after the 2018 flow, some some insurers were forced to pay lava claims, despite policies not covering it - but surely lawyers would be able to write insurance language that would be robust against lava exclusions being tried in courts.

Thank you for your consideration.

SB-1044-SD-2

Submitted on: 3/11/2025 6:55:46 AM

Testimony for CPC on 3/12/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Comments	Remotely Via Zoom

Comments:

The intentions of SB1044 SD2 are good, and many who hear about a fund to help condominium owners and homeowners think it's great idea, but the reality is that this bill will not do much to help.

You only have to read one sentence in the bill to know this:

Any applicant for insurance from the fund shall provide proof, to the satisfaction of the board, of the inability to obtain hurricane property insurance from insurers licensed to transact business in the State."

What's been clear from the many I've spoken with whose insurance premiums have skyrocketed, is that they were all offered hurricane property insurance.

Hawaii is also not known for having hurricanes often, so the risk (which is used to establish rates) is much lower than in the southeastern coastal states.

And while many talk about Hurricane Insurance, please remember that this is just one element of the master policies condominium associations have to purchase. Insurance policy costs have spiked overall due to mismanaged associations, years of deferred maintenance, frequent claims for water leaks and other issues, and D&O claims against Board members and associations.

When our legislators and those marketing what sounds like a great idea take the time to fully read and understand the details and specifics behind it, you will realize that the reality is, it's not well thought out and will not provide what is hoped for.

I can only say, I pray that you get it right soon, as many will end up having to sell their homes or lose them to foreclosure when they are unable to pay their maintenance fees and special assessments.

Gregory Misakian

SB-1044-SD-2

Submitted on: 3/11/2025 10:04:37 AM

Testimony for CPC on 3/12/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jessica Herzog	Individual	Support	Remotely Via Zoom

Comments:

SB 1044, TESTIMONY IN SUPPORT WITH RESERVATIONS

Relating to Property Insurance

Hearing Date: March 12, 2025

Committee on Consumer Protection & Commerce

Chair Rep. Scot Z. Matayoshi, Vice Chair Rep. Cory M. Chun, and Members of the Committee:

Testimony on SB 1044 – Evaluating Property Insurance Reform for Hawai‘i Condo Owners

Aloha to all who receive this, I urge you to consider this testimony with the intention of finding a **fair and equitable solution** to the massive insurance rate increases of past and future. It is time to **expose alternative solutions** to an industry that has evolved into a **predatory force** in our country, profiting at the expense of homeowners while limiting our options for true financial security.

As a single-income parent and condo owner in Hawai‘i, I am deeply concerned about the financial well-being of property owners across the state. Initially, I supported SB 1044 as a necessary step toward stabilizing our fragile property insurance market. However, upon further evaluation, I now believe the bill does not go far enough in protecting homeowners from the predatory nature of the insurance industry, nor does it adequately explore alternative solutions such as self-insurance—especially for larger condominium associations.

Hawai‘i Property Owners Are Held Hostage by a Monopolized Market

Hawai‘i property owners, especially condos, are trapped in a system where a small number of local brokers and global reinsurers have excessive control over pricing and availability. These companies collect billions in premiums yet return only a fraction in payouts, all while freely raising rates and restricting coverage without accountability.

SB 1044, as currently written, does little to curb these predatory practices. Instead, it risks reinforcing the dependency of homeowners on an exploitative system while providing insurers with more financial security than the very people they claim to serve.

The Case for Self-Insurance and Financial Independence

Instead of continuing to funnel \$500,000 to \$700,000 annually into an industry that profits from our vulnerability, my condominium association—like many others—should have the option to participate in a State-supported self-insurance program, providing an alternative to traditional insurance markets while maintaining compliance with federal lending requirements.

A **State-managed master policy** could:

- ✓ **Retain control** over risk management while ensuring affordability
- ✓ **Pool funds from multiple associations** into a State-backed insurance reserve
- ✓ **Secure reinsurance or catastrophe bonds** to cover major disasters
- ✓ **Ensure compliance** with Fannie Mae, Freddie Mac, and federal lending regulations

Hawai'i law does not explicitly prohibit self-insurance, but regulatory and financial barriers make it nearly impossible for condo associations to implement. SB 1044 does not address these constraints.

If the state truly wishes to provide relief, it should:

1. **Create a State-managed condominium insurance pool** to reduce dependence on private insurers.
2. **Allow non-Hawai'i-based insurers** (including international options) to compete and break the local monopoly.
3. **Mandate transparency in broker commissions** and insurer profits to expose how much of our premiums go toward actual risk coverage versus profit margins.
4. **Prevent forced hurricane insurance requirements** on condo associations unless tied directly to actuarial risk assessments, not arbitrary lender mandates.

Necessary Amendments to SB 1044

To ensure that this bill serves the **homeowners**, not the **insurance industry**, I propose the following amendments:

- Establish a legal pathway for a State-supported self-insurance program under a master policy that meets federal mortgage lending requirements.
- Eliminate barriers preventing associations from purchasing insurance from out-of-state or international providers.
- Require public disclosure of premium-to-payout ratios for all insurers operating in Hawai'i, allowing owners to see exactly how much of their money is being used for actual claims rather than corporate profits.
- Implement a phased approach to hurricane coverage deregulation, allowing associations to opt out of excessive coverage requirements based on financial risk tolerance.

Final Thoughts

Without these changes, SB 1044 risks becoming yet another bailout for the insurance industry while leaving condo owners trapped in a cycle of rising costs and limited options.

It is time for Hawai'i to take the lead in insurance reform, just as other states have done with public insurance alternatives for homeowners and businesses. We need a State-supported master policy that empowers condo associations and reduces their dependence on an insurance market that has abandoned them.

Mahalo for your time and consideration. **I urge you to stand with homeowners, not insurance companies**, by making the necessary amendments to SB 1044.

Mahalo nui loa,

Jessica Herzog

Condo Owner, Notary Public

Member of the National Association of Parliamentarians

 mssc403@gmail.com |  707.340.5786

 www.leewardrepair.com/condo