

Honolulu, Hawaii

Feb. 17

, 2006

RE: S.B. No. 2194

Honorable Robert Bunda
President of the Senate
Twenty-Third State Legislature
Regular Session of 2006
State of Hawaii

Sir:

Your Committee on Labor, to which was referred S.B. No. 2194 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUM EMPLOYEES,"

begs leave to report as follows:

The purpose of this measure is to require background checks on applicants for employment as security guards, resident managers, or positions that have or are provided access to keys for entry into units or to funds of a condominium association.

This measure also requires the board of the condominium association to verify the criminal history disclosure made by an applicant for the foregoing positions and specifies that personal information obtained from the applicant will only be used for purposes of conducting the background check.

Testimony in support of this measure was submitted by the Hawaii Council of Associations of Apartment Owners and one individual.

Your Committee finds that a condominium development provides its owners and residents with a multitude of benefits through the combined resources and united efforts of the condominium association and its members. The nature of a condominium development can result in both added and diminished security to its owners and residents. Owners and residents are vulnerable to the hiring of individuals with questionable histories who may obtain access to their units and common areas. Although the law currently provides a condominium association the authority to



conduct background checks on key individuals seeking employment with the association, the safety and security of owners and residents within a condominium development necessitates the establishment of stronger protective measures. Therefore, your Committee determines that a condominium association should be required to conduct background checks on applicants for employment with a condominium association as resident managers, security guards, and in positions that have or are provided access to condominium units or association funds.

As affirmed by the record of votes of the members of your Committee on Labor that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2194 and recommends that it pass Second Reading and be referred to the Committee on Commerce, Consumer Protection, and Housing.

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



BRIAN KANNO, Chair



The Senate
Twenty-Third Legislature
State of Hawaii

Record of Votes of the
Committee on Labor
(Bills and Resolutions)

Measure:* SB 2194	Committee Referral: LBR, CPA	Date: 2-1-06		
<input type="checkbox"/> The committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is to: <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	Ayes	Ayes(WR)	Nays	Excused
KANNO, Brian (C)	✓			
IHARA, Jr., Les (VC)	✓			
TANIGUCHI, Brian T.				✓
SLOM, Sam	✓			
TOTAL	3	0	0	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				

*Do not list more than one measure per Record of Votes.