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## A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1 SECTION 1. Section 514B-132, Hawaii Revised Statutes, is  
2 amended by amending subsection (c) to read as follows:

3 "(c) Every managing agent shall be considered a fiduciary  
4 with respect to any property managed by that managing agent. No  
5 managing agent may engage in the business of a condominium hotel  
6 operator, as the term is used in section 467-30, with respect to  
7 any property managed by the managing agent."

8 SECTION 2. Section 514B-153, Hawaii Revised Statutes, is  
9 amended by amending subsection (e) to read as follows:

10 "(e) The managing agent or resident manager or board shall  
11 keep an accurate and current list of members of the association  
12 and their current addresses, including email addresses, and the  
13 names and addresses, including email addresses, of the vendees  
14 under an agreement of sale, if any. The list shall be  
15 maintained at a place designated by the board, and a copy shall  
16 be available, at cost, or emailed to any member of the  
17 association as provided in the declaration or bylaws or rules  
18 and regulations or, in any case, to any member who furnishes to



1 the managing agent or resident manager or the board a duly  
2 executed and acknowledged affidavit stating that the list:

3 (1) Will be used by such owner personally and only for the  
4 purpose of soliciting votes or proxies, or for  
5 providing information to other owners with respect to  
6 association matters; and

7 (2) Shall not be used by the owner or furnished to anyone  
8 else for any other purpose.

9 A board may prohibit commercial solicitations."

10 SECTION 3. New statutory material is underscored.

11 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY: Cindy Evans

JAN 23 2007



**Report Title:**

Condominiums

**Description:**

Prohibits the managing agent of a condominium from engaging in the business of a condominium hotel operator. Requires the managing agent to make email addresses of unit owners available to all unit owners.

