STAND. COM. REP. NO. 1049

Honolulu, Hawaii March 22, 2011

RE: S.B. No. 714 S.D. 1 H.D. 1

Honorable Calvin K.Y. Say Speaker, House of Representatives Twenty-Sixth State Legislature Regular Session of 2011 State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 714, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL REAL PROPERTY,"

begs leave to report as follows:

SB714 HD1 HSCR HSG HMS 2011-3090

The purpose of this bill is to require planned community associations, condominium property managers, and associations of apartment owners to make association documents available to property owners under reasonable terms and for reasonable costs.

Several concerned individuals testified in support of this bill. The Mililani Town Association, the Concerned Kohala Ranch Property Owners, Hawaiiana Management Company, and several concerned individuals testified in opposition to this measure. The Hawaii Association of REALTORS® and Management Information Consultants submitted comments.

Your Committee has amended this bill by:

(1) Requiring that planned community associations, condominium property managers, and associations of apartment owners make association documents available to property owners in electronic form through a website maintained by property management companies and associations by deleting reference to this requirement being contingent on website availability; and

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(2) Deleting the provision that excludes association financial statements from being made available on websites maintained by property management companies and associations for examination by members of planned community associations, condominium property regimes, and condominiums.

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 S.B. No. 714, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 714, S.D. 1, H.D. 1, and be referred to the Committee on Consumer Protection & Commerce.

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

RIDA T.R. SABANILLA, Chai:



State of Hawaii House of Representatives The Twenty-sixth Legislature



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## Record of Votes of the Committee on Housing

Bill/Resolution No.: SB714 SD1	Committee Referral: HSG, UPC			
<ul> <li>The committee is reconsidering its previous decision on the measure.</li> </ul>				
The recommendation is to:       Image: Pass, unamended (as is)       Image: Pass, with amendments (HD)       Image: Hold         Image: Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. CABANILLA, Rida T.R. (C)	Ý			
2. CHONG, Pono (VC)				
3. CARROLL, Mele	- K			
4. CHANG, Jerry L.	X			
5. COFFMAN, Denny			·	
6. HAR, Sharon E.				V
7. HERKES, Robert N.	×			
8. ITO, Ken				
9. MORITA, Hermina M.				
10. NAKASHIMA, Mark M.	K.			
11. PINE, Kymberly Marcos			· · · · · · · · · · · · · · · · · · ·	X
12. THIELEN, Cynthia	- /.			<b>X</b>
TOTAL (12)				4
The recommendation is: Adopted If joint referral, did not support recommendation.				
Vice Chair's or designee's signature:				
Distribution: Original (White) - Committee Duplicate (Yellow) - Chief Clerk's Office Duplicate (Pink) - HMSO				