STAND. COM. REP. NO. 5600

Honolulu, Hawaii February 17, 2017

RE: H.B. No. 1524 H.D. 1

Honorable Joseph M. Souki Speaker, House of Representatives Twenty-Ninth State Legislature Regular Session of 2017 State of Hawaii

Sir:

Your Committee on Intrastate Commerce, to which was referred H.B. No. 1524 entitled:

"A BILL FOR AN ACT RELATING TO REAL ESTATE,"

begs leave to report as follows:

The purpose of this measure is to ensure that owners in condominium and time share projects receive association-related documents in a timely manner.

Specifically, this measure specifies that the principal broker in a brokerage firm is responsible for ensuring that:

- Associated real estate licensees and other staff who assist common interest communities are responsive to requests from owners regarding association-related finances, documents, records, and information; and
- (2) Any request from the Real Estate Commission to distribute Commission-generated information, materials, or documents to an association, a board of directors, or a unit owner in a common interest community is completed within ten days after receiving the request.

The Hawaii Real Estate Commission and a concerned individual supported this measure. The American Resort Development



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Association Hawaii, Associa, Hawaii Council of Associations of Apartment Owners, Hawaii Council of Community Associations, Hawaii Association of Realtors, and a concerned individual opposed this measure.

Your Committee has amended this measure by:

- Specifying that associated real estate licensees who are responsible for providing property management services to community associations shall be responsive to requests from owners regarding association-related finances, documents, records, and information;
- (2) Removing references to associations of apartment owners under Chapter 514B, Hawaii Revised Statutes; and
- (3) Changing the effective date to July 1, 2099, to promote further discussion.

As affirmed by the record of votes of the members of your Committee on Intrastate Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1524, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1524, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

> Respectfully submitted on behalf of the members of the Committee on Intrastate Commerce,

TAKASHI OHNO, Chair



State of Hawaii House of Representatives The Twenty-ninth Legislature

HSQ 560

## **Record of Votes of the Committee on Intrastate Commerce**

	ittee Referral: LAC, CPC	Date:	Date: 2/15/17		
□ The committee is reconsidering its previous decision on the measure.					
The recommendation is to:  □  Pass, unamended (as is)  Pass, with amendments (HD)  □  Hold    □  Pass short form bill with HD to recommit for future public hearing (recommit)					
IAC Members	Ayes	Ayes (WR)	Nays	Excused	
1. OHNO, Takashi (C)	V.		u manufalli (1994) - 197		
2. CHOY, Isaac W. (VC)	, V		HIRLEY - CAR		
3. CACHOLA, Romy M.					
4. ITO, Ken		特征法律教室医学的狭长的			
5. ONISHI, Richard H.K.		<u>i kindulatin kator –</u> r		<u></u>	
6. TOKIOKA, James Kunane					
7. WOODSON, Justin H.	· · ·				
		a and the second se	a series and a series of the ser		
8. WARD, Gene					
		1			
TOTAL (8)	7			<u> </u>	
The recommendation is:  Adopted  Image: Not Adopted did not support recommendation.    If joint referral,					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					