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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. The legislature finds that many condominium  
2 unit owners lack familiarity with the laws pertaining to  
3 condominium ownership. This puts unit owners at a disadvantage  
4 in adversarial proceedings against a condominium's board of  
5 directors, which is often represented by an attorney. The  
6 legislature further finds that some individuals are losing their  
7 homes in these proceedings.

8           The purpose of this Act is to establish a condominium unit  
9 owner hotline to provide unit owners with legal information in  
10 matters relating to disputes with the board of directors.

11           SECTION 2. Chapter 514B, Hawaii Revised Statutes, is  
12 amended by adding a new section to part I to be appropriately  
13 designated and to read as follows:

14           "§514B-       Condominium unit owner hotline. (a) There is  
15 established within the department of commerce and consumer  
16 affairs real estate branch a condominium unit owner hotline.  
17 The hotline shall be operated by the commission for the purpose



1 of providing condominium unit owners with legal information in  
2 matters relating to disputes with a condominium's board of  
3 directors.

4 (b) The hotline shall be toll free and available Monday  
5 through Friday during normal business hours, excluding state and  
6 federal holidays.

7 (c) The commission may charge a reasonable fee for  
8 individuals requesting assistance from the hotline; provided  
9 that the fee shall be waived for low-income individuals. To  
10 qualify as low-income, an individual shall have an annual  
11 household income (before taxes) that is below the following  
12 amounts:

- 13 (1) \$25,290, for a household size of one;
- 14 (2) \$34,096, for a household size of two;
- 15 (3) \$42,902, for a household size of three;
- 16 (4) \$51,708, for a household size of four;
- 17 (5) \$60,514, for a household size of five;
- 18 (6) \$69,320, for a household size of six;
- 19 (7) \$78,126, for a household size of seven; and
- 20 (8) \$86,968, for a household size of eight.



1 For households with more than eight people, the commission shall  
2 adjust the qualifying annual household income amount by adding  
3 \$8,843 per additional person to the dollar amount listed in  
4 paragraph (8).

5 (d) Attorneys may volunteer to answer calls to the hotline  
6 and provide legal information. The supreme court shall adopt  
7 rules necessary to qualify this service for pro bono credit.

8 (e) The hotline shall be funded by the condominium  
9 education trust fund established pursuant to section 514B-71."

10 SECTION 3. Section 514B-71, Hawaii Revised Statutes, is  
11 amended by amending subsection (a) to read as follows:

12 "(a) The commission shall establish a condominium  
13 education trust fund that the commission shall use for  
14 ~~[educational]~~ the following purposes[-]:

15 (1) Educational purposes, which shall include financing or  
16 promoting:

17 ~~[(1)]~~ (A) Education and research in the field of  
18 condominium management, condominium project  
19 registration, and real estate, for the benefit of the  
20 public and those required to be registered under this  
21 chapter;





# H.B. NO. 242

**Report Title:**

Condominiums; Low-Income Households; Hotline

**Description:**

Establishes a condominium unit owner hotline to provide unit owners with legal information relating to disputes with a condominium's board of directors. Services are provided free of charge for qualifying low-income households.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

