STAND. COM. REP. NO. -22

Honolulu, Hawaii

FFR 15 ' 2022

RE: H.B. No. 2243

H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2022 State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 2243 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to ensure the proper maintenance of residential condominium buildings and structures by:

- (1) Requiring that buildings and structures be maintained in a safe and sanitary condition;
- (2) Requiring devices and safeguards to be maintained in conformance with county building codes;
- (3) Requiring condominium associations or their designated agents to be responsible for the maintenance of the buildings and structures; and
- (4) Authorizing county building officials to require a building or structure to be reinspected.

Your Committee received testimony in support of this measure from the Hawaii Council of Associations of Apartment Owners and six individuals. Your Committee received testimony in opposition to this measure from ten individuals. Your Committee received comments on this measure from the Hawaii Insurers Council.

Your Committee finds that many condominiums were built in the 1970s and 1980s and now require major repairs to keep the buildings and structures operational. However, condominium associations may not keep up with necessary repairs and maintenance or invest in appropriate insurance coverages to ensure that buildings or structures are able to be repaired or maintained when needed. This measure requires condominium associations or their designated agents to ensure proper maintenance and safety of their buildings or structures.

Your Committee has amended this measure by changing the effective date to January 1, 2050, to encourage further discussion.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2243, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2243, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on behalf of the members of the Committee on Consumer Protection & Commerce,

ARON NING JOHANSON, Chair

State of Hawaii
House of Representatives
The Thirty-first Legislature

House of Representatives
The Thirty-first Legislature

Record of Votes of the Committee on Consumer Protection & Commerce

Bill/Resolution No.: HB 22 43	Committee Referral:	Date:	Date: 2/3/22		
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)					
CPC Members	Ayes	Ayes (WR)	Nays	Excused	
1. JOHANSON, Aaron Ling (C)	V				
2. KITAGAWA, Lisa (VC)					
2. IMITOTA VIII, DISU (VO)	2.51.4 x 32.5 ¥1.4 t				
3. AQUINO, Henry J.C.	V				
4. HAR, Sharon E.			Santa a library salam a dama a santa a salam a		
5. HASHEM, Mark J.	V		Page Condition Extremely		
6. KONG, Sam Satoru	V		<u> </u>		
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7. MIZUNO, John M.					
8. MORIKAWA, Dee	V				
9. ONISHI, Richard H.K.	V				
10. TARNAS, David A.					
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11. MATSUMOTO, Lauren					
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TOTAL (11)	11	0	0	0	
The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					