

THE SENATE
KA 'AHA KENEKOA

THE THIRTY-SECOND LEGISLATURE
REGULAR SESSION OF 2023

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair

NOTICE OF HEARING

DATE: Thursday, February 16, 2023
TIME: 9:30 AM
PLACE: Conference Room 229 & Videoconference
State Capitol
415 South Beretania Street

**PHOTO ID REQUIRED FOR ENTRANCE TO THE STATE CAPITOL
BUILDING HOURS: 7AM TO 5PM, MONDAY - FRIDAY**

Face masks are recommended while visiting the State Capitol and may be required in some offices.
Please refer to posted signage for guidance.

These policies are subject to change and may be adjusted based on evolving COVID-19 guidelines.
Please check the Legislature's website for updates www.capitol.hawaii.gov.

The Legislature is accepting written, videoconference, and in-person testimony at public hearings.
A live stream of all Senate Standing Committee meetings will be available on the [Senate YouTube Channel](#).

A G E N D A

SB 402

[Status &
Testimony](#)

RELATING TO COMMON INTEREST COMMUNITIES.
Prohibits planned community associations, condominium associations, or their boards of directors from expending association funds to enforce against de minimis violations of association bylaws, rules, or regulations that result in not more than three complaints from separate units in the association within a calendar year or result in a fine of not more than \$500 per violation pursuant to the bylaws, rules, or regulations of the association.

CPN, JDC

SB 884

[Status &
Testimony](#)

RELATING TO LEASEHOLD CONVERSION.
Excludes from taxation one hundred per cent of the gain realized by a fee simple owner from the sale of a leased fee interest in units within a condominium project, cooperative project, or planned unit development to the association of apartment owners or the residential cooperative housing corporation of the leasehold units. Applies to taxable years beginning after 12/31/2022 and ending prior to 1/1/2030.

CPN, WAM

SB 921

[Status &
Testimony](#)

RELATING TO LIMITATIONS OF ACTIONS.
Clarifies that no statute of repose shall affect a condominium association's right of action against a condominium developer sooner than two years after the period of developer control terminates.

CPN, JDC

<u>SB 855</u> <u>Status & Testimony</u>	RELATING TO CONDOMINIUM RESERVE REQUIREMENTS. Requires condominiums to include the estimated cost of fire safety equipment or installations as part of their estimated replacement reserves.	CPN
<u>SB 988</u> <u>Status & Testimony</u>	RELATING TO CONDOMINIUMS. Requires associations of condominium owners to purchase earthquake insurance for their entire buildings.	CPN
<u>SB 729</u> <u>Status & Testimony</u>	RELATING TO BOARD MEMBERS. Requires members boards of directors and officers of the condominium associations, cooperative housing corporations, and planned community associations to certify the receipt and reading of certain documents or complete a board leader course from an instructor certified by the Community Associations Institute, or similar nationally recognized organization.	CPN

Decision Making to follow, if time permits.

All testimony received by the Hawai'i Senate is posted on the Hawai'i Legislature's website, which is accessible to the public. Please do not include private information that you do not want disclosed to the public.

Please go to the Legislature's website, www.capitol.hawaii.gov, to submit **written testimony** at least 24 hours prior to the hearing. Create a free account on the website, or sign in to an existing account, then click on the "Participate" drop down menu and select the "Submit Testimony" option to get started. While submitting your written testimony, you will be prompted to indicate if you would also like to testify at the hearing in-person or remotely via videoconference.

Please note the following:

- The number of oral testifiers and/or time allotted to each testifier may be limited by the Chair when necessary to adhere to the committee hearing schedule. We may not be able to accommodate everyone who requests to testify orally.
- Testifiers for this hearing will be limited to **2 minutes** each.

If you wish to **testify via videoconference** during the hearing, please review the detailed step-by-step instructions for testimony procedures before you submit your written testimony. Here's a direct link to the instructions: <https://capitol.hawaii.gov/docs/testimonyinstructions.pdf>

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or par@capitol.hawaii.gov. You can also visit their website at <https://lrb.hawaii.gov/par/>.

For special assistance: The cable TV broadcast and/or live stream of this meeting will include closed captioning. If you require other auxiliary aids or services to participate in the public hearing process (i.e., interpretive services (oral or written) or ASL interpreter), or are unable to submit testimony via the website due to a disability, please contact the committee at CPNcommittee@capitol.hawaii.gov at least 24 hours prior to the hearing.

For amended notices: Measures that have been deleted are stricken through and measures that have been added are underscored. If a measure is both underscored and stricken through, that measure has been deleted from the agenda.

FOR FURTHER INFORMATION, PLEASE CALL THE COMMITTEE CLERK AT (808) 587-7215.

Senator Jarrett Keohokalole
Chair