STAND. COM. REP. NO.

642-24

Honolulu, Hawaii

FEB 29

, 2024

RE: H.B. No. 2524 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-Second State Legislature Regular Session of 2024 State of Hawaii

Sir:

Your Committees on Judiciary & Hawaiian Affairs and Consumer Protection & Commerce, to which was referred H.B. No. 2524 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Require the Real Estate Commission (Commission) to receive and investigate complaints by condominium unit owners against associations that are subject to condominium laws; and
- (2) Require the Ombudsman to issue findings within a certain amount of time after a complaint is filed against the Commission regarding the Commission's duties.

Your Committees received testimony in support of this measure from Kokua Council; Chamber of Sustainable Commerce; District 25 Council of the Democratic Party of Hawaii; and numerous individuals. Your Committees received testimony in opposition to this measure from the Hawaii Real Estate Commission; Honolulu Tower AOAO; AOAO Lakeview Sands; Law Offices of Mark K. McKellar, LLLC; and numerous individuals. Your Committees received comments on this measure from the Office of the Ombudsman; Hawaii

Legislative Action Committee Community Associations Institute; Hawaii First Realty LLC; and one individual.

Your Committees find that this measure will ensure that complaints by condominium unit owners against associations are properly investigated by the Real Estate Commission and timely resolved.

Your Committees have amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Judiciary & Hawaiian Affairs and Consumer Protection & Commerce that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2524, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2524, H.D. 1, and be placed on the calendar for Third Reading.

Respectfully submitted on behalf of the members of the Committees on Judiciary & Hawaiian Affairs and Consumer Protection & Commerce,

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AVID A. TARNAS, Chair

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State of Hawaii House of Representatives The Thirty-second Legislature HSCR 642-24

Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.:	Committee	Committee Referral: JHA/CPC Date			2/15/24				
☐ 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)									
JHA Members		Ayes	Ayes (WR)	Nays	Excused				
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3. EVSLIN, Luke A.				20 14:5 53	io III farste de				
4. GANADEN, Sonny	X 36 0 10 10 10 10 10 10 10 10 10 10 10 10 1								
5. HOLT, Daniel									
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8. KONG, Sam Satoru									
9. MIYAKE, Tyson K.	A STATE OF THE STA			(M.C.HO)	<u> </u>				
10. SOUZA, Kanani									
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TOTAL (10)		9	X	Ø	l				
The recommendation is:	Adopted If joint referral,	□ Not Adopted 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									

State of Hawaii House of Representatives The Thirty-second Legislature HSCR 642-24

Record of Votes of the Committee on Consumer Protection & Commerce

Bill/Resolution No.: HB2524	Committe JHA	e Referral: CPC	Da	^{te:} 02-15-	24			
☐ 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. NAKASHIMA, Mark	M. (C)							
2. SAYAMA, Jackson D). (VC)							
3. AMATO, Terez	Al-man verlagy (Signature							
4. BELATTI, Della Au								
5. HASHEM, Mark J.								
6. HUSSEY-BURDICK,	. Natalia							
7. GATES, Cedric Asue	ga		**************************************		C Million L. T. T. L.			
8. LOWEN, Nicole E.								
9. ONISHI, Richard H.F								
10. TAM, Adrian K.				14				
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11. PIERICK, Elijah								
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TOTAL	(11)	9	8		1			
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								