STAND. COM. REP. NO. 1192 -24

Honolulu, Hawaii , 2024 MAR 15 RE: S.B. No. 2600 H.D. 1

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

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred S.B. No. 2600 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to authorize the use of electronic mail to deliver certain documents when purchasing condominiums.

Your Committee received testimony in support of this measure from the Palehua Townhouse Association; Hawai'i Association of REALTORS; Hawaii First Realty LLC; and two individuals.

Your Committee finds that, under existing law, a developer of a condominium project is required to disclose certain documents to prospective purchasers. The disclosure may be delivered either personally, by mail, by facsimile, or by another method as authorized by the Real Estate Commission. This measure will update the statutorily approved methods of delivery to include the modern method of communication through electronic mail.

Your Committee has amended this measure by changing the effective date to July 1, 3000, to encourage further discussion.

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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 S.B. No. 2600, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2600, 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,

MARK M. NAKASHIMA, Chair

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State of Hawaii

House of Representatives The Thirty-second Legislature HSCR 1132-24

**Record of Votes of the Committee on Consumer Protection & Commerce** 

Bill/Resolution No.: SB 2600	Committe	e Referral: FIN	Date	03-12-	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. (V	C)				
3. AMATO, Terez					
A DELATTI Dollo Au					
4. BELATTI, Della Au					
5. HASHEM, Mark J.	n				
		<b>74.</b> 58			
6. HUSSEY-BURDICK, Nat	talia				<u> </u>
7. GATES, Cedric Asuega					
8. LOWEN, Nicole E.					
9. ONISHI, Richard H.K.			an and the second s		r
10. TAM, Adrian K.					
11. PIERICK, Elijah					
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TOTAL (11)		8			3
The recommendation is:  Adopted  Not Adopted    If joint referral,					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					