

STAND. COM. REP. NO.

1535

Honolulu, Hawaii

MAR 25

, 2025

RE: H.R. No. 23

H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Consumer Protection & Commerce, to which was referred H.R. No. 23 entitled:

"HOUSE RESOLUTION REQUESTING THE AUDITOR TO CONDUCT A FOLLOW-UP SUNRISE REVIEW TO SUNRISE ANALYSIS: CONDOMINIUM ASSOCIATION MANAGERS, REPORT NO. 05-10, WHICH ANALYZED THE REGULATION OF CONDOMINIUM ASSOCIATION MANAGERS,"

begs leave to report as follows:

The purpose of this measure is to develop a framework for the regulation of condominium association managers by requesting that the State Office of the Auditor:

- (1) conduct a follow-up sunrise review as proposed by S.B. No. 1454, Regular Session of 2005;
- (2) examine alternative regulatory frameworks for the regulation of condominium association managers;
- (3) submit a report of its findings and recommendations to the Legislature; and
- (4) receive a certified copy of this Resolution.



Your Committee received testimony in support of this measure from the State Office of the Auditor; Hawaii Realtors; Hawaii Real Estate Commission; and from five individuals.

Your Committee finds that section 26H-6, Hawaii Revised Statutes, of the Hawaii Regulatory Licensing Reform Act requires specific legislative bills, subjecting unregulated professions and vocations to licensing or other regulatory controls, to be referred to the Auditor for analysis.

Your Committee further finds that H.B. No. 1312, Regular Session of 2025, contains the scope of duties for condominium association managers.

Your Committee also notes that S.B. No. 1454, Regular Session of 2005, was introduced more than 20 years ago and refers to sections that were repealed in 2017.

Your Committee has therefore amended this measure by:

- (1) Requesting the Auditor to conduct a sunrise analysis on H.B. No. 1312, Regular Session of 2025, and replacing WHEREAS clauses on page 2 accordingly;
- (2) Amending its title in accordance with its amended purpose;
- (3) Removing the request to examine alternative regulatory frameworks; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

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 concurs with the intent and purpose of H.R. No. 23, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.R. No. 23, H.D. 1.

Respectfully submitted on
behalf of the members of the



Committee on Consumer
Protection & Commerce,



SCOT Z. MATAYOSHI, Chair



