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# A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1       SECTION 1. The legislature finds that Hawaii's condominium  
2 and homeowners' association reserve requirements are intended to  
3 promote financial transparency, long-term planning, and the  
4 protection of unit owners from unexpected special assessments.

5       The legislature further finds that while third-party  
6 reserve study reviews can be an effective tool for larger and  
7 more complex associations, the cost of obtaining such reviews  
8 may impose a disproportionate financial burden on very small  
9 associations with simple infrastructure, limited shared  
10 components, and active owner oversight. For these associations,  
11 the expense of a mandatory third-party reserve study review may  
12 exceed other essential annual operating costs and reduce funds  
13 available for actual maintenance and repair of common elements.

14       The legislature notes that existing law already recognizes  
15 the distinction between large and small associations by  
16 permitting associations comprised of fewer than twenty units to  
17 waive certain audit and financial verification requirements by a



1 vote of unit owners. The legislature finds that a similar,  
2 narrowly tailored approach is appropriate with respect to the  
3 triennial third-party reserve study review requirement.

4 The purpose of this Act is to provide limited flexibility  
5 for small associations, while preserving transparency and owner  
6 protections, by allowing associations with fewer than twenty  
7 units to waive the requirement for a third-party reserve study  
8 review upon a majority vote of unit owners; provided that annual  
9 reserve disclosures are maintained and the waiver decision is  
10 clearly documented and available to unit owners.

11 SECTION 2. Section 514B-148, Hawaii Revised Statutes, is  
12 amended by amending subsection (a) to read as follows:

13 "(a) The budget required under section 514B-144(a) shall  
14 include a summary with at least the following details:

15 (1) The estimated revenues and operating expenses of the  
16 association;

17 (2) Disclosure as to whether the budget has been prepared  
18 on a cash or accrual basis;

19 (3) The estimated costs of fire safety equipment or  
20 installations that meet the requirements of a building  
21 fire and life safety evaluation required by the



1 applicable county for any building located in a county  
2 with a population greater than five hundred thousand;  
3 provided that the reserve study may forecast a loan or  
4 special assessment to fund building fire and life  
5 safety components or installation;

6 (4) The balance of the total replacement reserves fund of  
7 the association as of the date of the budget;

8 (5) The estimated replacement reserves assessments that  
9 the association will require to maintain the property  
10 based on a reserve study performed by or on behalf of  
11 the association; provided that ~~[the]~~:

12 (A) The reserve study, if not prepared by an  
13 independent reserve study preparer, shall be  
14 reviewed by an independent reserve study preparer  
15 no less than every three years; provided further  
16 that [a] an association comprising fewer than  
17 twenty units may, by the affirmative vote of a  
18 majority of the unit owners present or  
19 represented at a duly noticed association  
20 meeting, elect to waive the requirement for a



review by an independent reserve study preparer  
every three years; provided that:

(i) The association continues to prepare and  
disclose annual reserve information to unit  
owners in accordance with this chapter; and

(ii) The vote to waive the review by an  
independent reserve study preparer is  
recorded in the association's records and  
made available to unit owners upon request.

Nothing in this subparagraph shall be construed  
to prohibit an association from obtaining a  
review by an independent reserve study preparer  
at any time; and

(B) A managing agent with industry reserve study  
designations shall not be considered as having a  
conflict of interest for purposes of this  
paragraph;

(6) A general explanation of how the estimated replacement  
reserves assessments are computed and detailing:

(A) The identity, qualifications, and potential  
conflicts of interest of the person or entity



1 performing the reserve study, update, or any  
2 review thereof;

3 (B) Disclosure of any component of association  
4 property omitted from the reserve study and the  
5 basis for the omission;

6 (C) Planned increases in the estimated replacement  
7 reserve assessments over the thirty-year plan;  
8 and

9 (D) Whether the actual estimated replacement reserves  
10 assessments for the prior year as defined in the  
11 study were less than the assessments provided for  
12 in the reserve study, and, if so, by how much,  
13 and explaining the impact of the lesser  
14 assessments on future estimated replacement  
15 reserves assessments;

16 (7) The amount the association must collect for the fiscal  
17 year to fund the estimated replacement reserves  
18 assessments; and

19 (8) Information as to whether the amount the association  
20 must collect for the fiscal year to fund the estimated  
21 replacement reserves assessments was calculated using



1 a per cent funded or cash flow plan. The method or  
2 plan shall not circumvent the estimated replacement  
3 reserves assessments amount determined by the reserve  
4 study pursuant to paragraph (5).

5 The budget summary shall contain all required information  
6 without referring the reader to other portions of the budget."

7 SECTION 3. Statutory material to be repealed is bracketed  
8 and stricken. New statutory material is underscored.

9 SECTION 4. This Act shall take effect upon its approval.

10  
INTRODUCED BY:



JAN 22 2026



# H.B. NO. 1824

**Report Title:**

Condominium Associations; Reserve Study; Waiver; Small Associations

**Description:**

Allows small condominium associations to waive the requirement for the reserve study to be reviewed by an independent reserve study preparer every three years if a majority of unit owners at a meeting approve the waiver and complies with other requirements.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

