

JAN 23 2026

A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

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

1 SECTION 1. Section 514B-138, Hawaii Revised Statutes, is
2 amended as follows:

3 1. By amending subsections (a) and (b) to read:

4 " (a) The board, after notice to all unit owners and an
5 opportunity for owner comment, may determine that certain
6 portions of the units, or certain objects or appliances within
7 the units [~~such as washing machine hoses and water heaters~~],
8 pose a particular risk of damage to other units or the common
9 elements if they are not properly inspected, maintained,
10 repaired, or replaced by owners. Those items determined by the
11 board to pose a particular risk are "high-risk components" for
12 the purposes of this section.

13 (b) With regard to items designated as high-risk
14 components, the board may require any or all of the following:

15 (1) Inspection:

16 (A) At specified intervals; or



1 (B) Upon replacement or repair by the [association or
2 by inspectors designated by the association;]
3 owner;

4 (2) Replacement or repair at specified intervals whether
5 or not the component is deteriorated or defective; and
6 (3) Replacement or repair:

7 (A) Meeting particular standards or specifications
8 established by the board;

9 (B) Including additional components or installations
10 specified by the board; or

11 (C) Using contractors with specific licensing,
12 training, or certification approved by the
13 board."

14 2. By amending subsection (d) to read:

15 "(d) If a unit owner fails to follow requirements imposed
16 by the board pursuant to this section, the association, after
17 reasonable notice, may enter the unit to perform the
18 [requirements] required inspection with regard to [such] the
19 high-risk components at the sole cost and expense of the unit
20 owner, which costs and expenses shall be a lien on the unit as
21 provided in section 514B-146. Nothing in this section shall be



1 deemed to limit the remedies of the association for damages, or
2 injunctive relief, or both."

3 SECTION 2. This Act does not affect rights and duties that
4 matured, penalties that were incurred, and proceedings that were
5 begun before its effective date.

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 Statutory material to be repealed is bracketed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

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

9

INTRODUCED BY: 



S.B. NO. 2945

Report Title:

Condominiums; Associations; Unit Owners; High-Risk Components; Appliances; Inspection; Repair

Description:

Authorizes condominium associations to inspect high-risk components in a unit upon the replacement or repair of the component by the owner.

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