STAND. COM. REP. NO. 2867

Honolulu, Hawaii

MAR 0 5 2026

RE: S.B. No. 2433
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committee on Ways and Means, to which was referred S.B. No. 2433, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose and intent of this measure is to support, protect, and safeguard the rights and interests of condominium unit owners.

More specifically, this measure:

(1) Authorizes the use of the condominium education trust fund to support condominium governance education resources for condominium unit owners; and

(2) Requires the Real Estate Commission to adopt rules to ensure that the rights and interests of condominium unit owners are recognized and protected for purposes of condominium governance, including in all educational programs, consultations, advisory groups, task forces, and policy development activities funded by the condominium education trust fund.

Your Committee received written comments in support of this measure from AARP Hawaii, Honolulu Tower, and four individuals.

Your Committee received written comments in opposition to this measure from one individual.

Your Committee finds that condominium unit owners directly bear the financial consequences of governance decisions made by their condominium associations, but these owners are not consistently included in advisory groups, task forces, and other policy development activities convened by the Real Estate Commission or the Department of Commerce and Consumer Affairs. Your Committee further finds that offering to condominium unit owners education in condominium governance will assist the owners to more effectively understand and oversee governance decisions made by their associations. Accordingly, the policies supported by this measure will help promote transparency and provide better understanding of many issues facing condominium associations and condominium unit owners.

As affirmed by the record of votes of the members of your Committee on Ways and Means that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2433, S.D. 1, and recommends that it pass Third Reading.

Respectfully submitted on
behalf of the members of the
Committee on Ways and Means,
Committee on Ways and Means,

DONOVAN M. DELA CRUZ, Chair

The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

Bill / Resolution No.:*	Committee Referral:	Date:
SB2433, SD1	CPN, WAM	3/3/2026

☐ The Committee is reconsidering its previous decision on this measure.

If so, then the previous decision was to: _____

The Recommendation is:

☒ Pass, unamended 2312 ☐ Pass, with amendments 2311 ☐ Hold 2310 ☐ Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	X			
MORIWAKI, Sharon Y. (VC)	X			
DECOITE, Lynn	X			
ELEFANTE, Brandon J.C.	X			
HASHIMOTO, Troy N.	X			
INOUYE, Lorraine R.	X			
KANUHA, Dru Mamo	X			
KIDANI, Michelle N.	X			
KIM, Donna Mercado	X			
LEE, Chris	X			
RICHARDS, III, Herbert M. "Tim"	X			
WAKAI, Glenn	X			
FEVELLA, Kurt				X
TOTAL	12	0	0	1

Recommendation: ☒ Adopted ☐ Not Adopted

Chair's or Designee's Signature:

Distribution: Original — File with Committee Report; Yellow — Committee; Pink — Drafting Agency

*Only one measure per Record of Votes

Revised: 01/02/26