

THE SENATE
KA 'AHA KENEKOA

THE THIRTY-THIRD LEGISLATURE
REGULAR SESSION OF 2026

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair

NOTICE OF HEARING

DATE: Friday, February 13, 2026
TIME: 9:30 AM
PLACE: Conference Room 229 & Videoconference
State Capitol
415 South Beretania Street

PHOTO ID REQUIRED FOR ENTRANCE TO THE STATE CAPITOL
BUILDING HOURS: 7AM TO 5PM, MONDAY - FRIDAY

The Legislature is accepting written, videoconference, and in-person testimony at public hearings.
A live stream of all Senate Standing Committee meetings will be available on the [Senate YouTube Channel](#).

A G E N D A

SB 2294 Status & Testimony	RELATING TO COMMON INTEREST COMMUNITIES. Specifies that all condominium associations, boards, and managing agents are required to comply with the declaration, bylaws, and all county ordinances and state and federal laws, rules, and regulations, including mortgage lending requirements.	CPN, JDC
SB 2298 Status & Testimony	RELATING TO COMMON INTEREST COMMUNITIES. Requires common interest community proxy forms to include certain language related to the selection options for proxies.	CPN, JDC
SB 2300 Status & Testimony	RELATING TO CONDOMINIUMS. Reduces condominium associations' cash flow plans from a thirty-year projection to a twenty-five-year projection of the association's future income and expenses to fully fund its replacement reserves requirements each year during that twenty-five-year period.	CPN, WAM
SB 2037 Status & Testimony	RELATING TO CONDOMINIUMS. Prohibits condominium association from charging unit owner attorneys' fees on fines unless deemed collectable. Limits attorneys' fees awarded and charged under section 514B-157, Hawaii Revised Statutes, to 25% of underlying claim. Allows court to assess charges against party requesting trial de novo if requesting party fails to better its position by 30% or more.	CPN, JDC

<u>SB 2764</u>	RELATING TO CONDOMINIUMS. Clarifies that condominium associations may apply any payment from or on behalf of an owner to amounts due by the owner under a money judgment in favor of the condominium association.	CPN, JDC
<u>SB 2765</u>	RELATING TO CONDOMINIUMS. Clarifies that condominium associations that have obtained title to a unit through foreclosure may retain rental income received prior to the appointment of a commissioner in a subsequent foreclosure; provided that the association may be required by a court to remit rental income received after the appointment of a commissioner.	CPN, JDC
<u>SB 2433</u>	RELATING TO CONDOMINIUMS. Requires the Real Estate Commission to adopt rules to recognize and define condominium unit owners as stakeholders. Requires the Real Estate Commission to involve condominium unit owners in consultations and activities funded by the Condominium Education Trust Fund.	CPN, WAM
<u>SB 2838</u>	RELATING TO CONDOMINIUMS. Requires the Department of Commerce and Consumer Affairs to establish a publicly accessible online portal for condominium association information and documents submitted to the Real Estate Commission with registrations, to be funded by an additional Condominium Education Trust Fund Fee. Requires a condominium association to provide information and documents for publication on the online portal, maintain records, and make records available to a unit owner within a specified timeframe upon request. Authorizes unit owners to recover reasonable attorneys' fees and costs if they prevail in proceedings related to a condominium association's failure to make documents available upon request within a specified timeframe.	CPN, WAM
<u>SB 2949</u>	RELATING TO INSURANCE. Establishes the Ombudsman's Office for Homeowners Insurance within the Department of Commerce and Consumer Affairs. Establishes the Ombudsman's Office for Homeowners Insurance Special Fund. Appropriates funds.	CPN, WAM

Decision Making to follow, if time permits.

All testimony received by the Hawai'i Senate is posted on the Hawai'i Legislature's website, which is accessible to the public. Please do not include private information that you do not want disclosed to the public.

Please go to the Legislature's website, <https://www.capitol.hawaii.gov>, to submit **written testimony** at least 48 hours prior to the hearing. Create a free account on the website, or sign in to an existing account, then click on the "Participate" drop down menu and select the "Submit Testimony" option to get started. While submitting your written testimony, you will be prompted to indicate if you would also like to testify at the hearing in-person or remotely via videoconference.

Please note the following:

- The number of oral testifiers and/or time allotted to each testifier may be limited by the Chair when necessary to adhere to the committee hearing schedule. We may not be able to accommodate everyone who requests to testify orally.
- Testifiers for this hearing will be limited to **2 minutes** each.

If you wish to **testify via videoconference** during the hearing, please review the detailed step-by-step instructions for testimony procedures before you submit your written testimony. Here's a direct link to the instructions: <https://www.capitol.hawaii.gov/docs/testimonyinstructions.pdf>

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or par@capitol.hawaii.gov. You can also visit their website at <https://lrb.hawaii.gov/par/>.

For special assistance: The cable TV broadcast and/or live stream of this meeting will include closed captioning. If you need an auxiliary aid/service or other accommodation due to a disability, please call the committee clerk at the telephone number listed below or email CPNcommittee@capitol.hawaii.gov. Requests made as early as possible have a greater likelihood of being fulfilled.

For amended notices: Measures that have been deleted are stricken through and measures that have been added are underscored. If a measure is both underscored and stricken through, that measure has been deleted from the agenda.

FOR FURTHER INFORMATION, PLEASE CALL THE COMMITTEE CLERK AT 808-587-7215.

Senator Jarrett Keohokalole
Chair