

---

---

# A BILL FOR AN ACT

RELATING TO COMMON INTEREST COMMUNITIES.

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

1           SECTION 1. The legislature finds that condominium  
2 associations, led by boards of directors and overseen by  
3 managing agents, primarily operate under the principles of self-  
4 governance and self-enforcement. The legislature further finds,  
5 however, that the powers of associations, boards, and managing  
6 agents are not unlimited. It is critical to the well-being of  
7 residents and long-term sustainability of an association that  
8 its board members and managing agents understand their  
9 obligations to comply with local, state, and federal laws.

10           Accordingly, the purpose of this Act is to specify that  
11 condominium associations, boards, and managing agents must  
12 comply with county, state, and federal laws and regulations.

13           SECTION 2. Section 514B-101, Hawaii Revised Statutes, is  
14 amended by amending subsection (a) to read as follows:

15           "(a) This part applies to all condominiums subject to this  
16 chapter, except as provided in subsection (b) [~~+~~]; provided that  
17 any action by an association, board, or managing agent pursuant



1 to this chapter shall comply with any applicable laws, rules,  
2 and regulations."

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 Statutory material to be repealed is bracketed  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

5 SECTION 4. This Act shall take effect on July 1, 2050.



**S.B. NO.** 2294  
S.D. 1

**Report Title:**

Condominiums; Associations; Boards; Managing Agents; Self-Governance; Compliance

**Description:**

Specifies that all condominium associations, boards, and managing agents are required to comply with any applicable laws, rules, and regulations. Effective 7/1/2050. (SD1)

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

