

JAN 23 2026

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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. Section 514B-121, Hawaii Revised Statutes, is  
2 amended to read as follows:

3           "**§514B-121 Association meetings.** (a) A meeting of the  
4 association shall be held at least once each year.

5           (b) All association meetings shall be conducted in  
6 accordance with the most recent edition of Robert's Rules of  
7 Order Newly Revised.

8           (c) Special meetings of the association may be called by  
9 the president, a majority of the board, or by a petition to the  
10 secretary or managing agent signed and dated by no less than  
11 twenty-five per cent of the unit owners as shown in the  
12 association's record of ownership; provided that if the  
13 secretary or managing agent fails to send out the notices for  
14 the special meeting within fourteen days of receipt of the  
15 petition, the petitioners shall have the authority to set the  
16 time, date, and place for the special meeting and to send out  
17 the notices and proxies for the special meeting at the



1 association's expense in accordance with the requirements of the  
2 bylaws and of this part; provided further that a special meeting  
3 based upon a petition to the secretary or managing agent shall  
4 be set no later than sixty days from receipt of the petition.  
5 The petition shall be valid only if submitted within one hundred  
6 twenty days of the earliest signature.

7 (d) No less than fourteen days in advance of any meeting,  
8 the secretary or other officer specified in the bylaws shall  
9 cause notice to be:

10 (1) Hand-delivered;

11 (2) Sent prepaid by United States mail to the mailing  
12 address of each unit or to any other mailing address  
13 designated in writing by the unit owner; or

14 (3) At the option of the unit owner, expressed in writing,  
15 by electronic mail to the electronic mailing address  
16 designated in writing by the unit owner.

17 The notice of any meeting shall state the date, time, and place  
18 of the meeting [~~and~~]; provided that for electronic meetings  
19 where there is no physical location, the notice need not state  
20 the place of the meeting but shall provide information regarding  
21 the method for attending the meeting. The notice shall also



1 include the items on the agenda, including the general nature  
2 and rationale of any proposed amendment to the declaration or  
3 bylaws, and any proposal to remove a member of the board;  
4 provided that this subsection shall not preclude any unit owner  
5 from proposing an amendment to the declaration or bylaws or to  
6 remove a member of the board at any annual association meeting.

7 (e) Notwithstanding any provision [~~to the contrary~~] in the  
8 association's declaration or bylaws, [~~electronic meetings,~~  
9 ~~electronic voting, and mail voting may be authorized by~~] the  
10 board, in its sole discretion, may authorize:

- 11 (1) Electronic voting at any in-person association  
12 meeting; and
- 13 (2) Electronic meetings, electronic voting at electronic  
14 meetings, electronic voting without a meeting, and  
15 mail voting without a meeting for any and all  
16 association business, including, without limitation,  
17 the election of directors, the adoption of amendments  
18 to the declaration and bylaws, and the adoption of  
19 motions and resolutions:

20 [+1+] (A) During any period in which a state of emergency  
21 or local state of emergency, declared pursuant to



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1 chapter 127A, is in effect in the county in which  
2 the condominium is located; provided that the  
3 termination or expiration of the state of  
4 emergency or local state of emergency shall not  
5 be grounds for invalidating any action taken at  
6 an electronic meeting that was noticed, or any  
7 action taken by means of electronic voting or  
8 mail voting without a meeting that was commenced,  
9 while a state of emergency or local state of  
10 emergency declared pursuant to chapter 127A was  
11 in effect;

12 [~~2~~] ~~For any association meeting for which notice was given~~  
13 ~~while a state of emergency or local state of~~  
14 ~~emergency, declared pursuant to chapter 127A, was in~~  
15 ~~effect for the county in which the condominium is~~  
16 ~~located but is no longer in effect as of the date of~~  
17 ~~the meeting; provided that the meeting is held within~~  
18 ~~sixty days of the date the notice was first given;~~

19 ~~(3)~~] (B) When approved by adoption of a special [meeting]  
20 rule of order at an association meeting [that



1 ~~permits the board to authorize electronic~~  
2 ~~meetings, electronic voting, and mail voting];~~

3 ~~[(4)]~~ (C) When approved ~~[no less than three months and no~~  
4 ~~more than eighteen months before the electronic~~  
5 ~~meeting, electronic voting, and mail voting by:~~

6 ~~(A) Written consent of a majority of unit owners; or~~  
7 ~~(B) Majority vote at an association meeting;]~~ by the  
8 written consent of a majority of unit owners; or

9 ~~[(5)]~~ (D) Whenever otherwise authorized by this chapter or  
10 in an association's declaration or bylaws.

11 ~~[For any electronic meetings, electronic voting, and mail~~  
12 ~~voting, the voting deadline shall be within sixty days of the~~  
13 ~~date the notice was first sent.]~~

14 (f) Voting conducted by means of electronic voting or mail  
15 voting without a meeting of the association shall commence and  
16 end on dates established by the board; provided that if a  
17 deadline for voting or written consent is established by this  
18 chapter, the declaration, or the bylaws, the deadline  
19 established by this chapter, the declaration, or the bylaws  
20 shall control.

1        (g) Proxies shall not be used for any voting conducted  
2 without a meeting of the association.

3        (h) The association shall implement reasonable measures to  
4 verify that each person permitted to vote is a member of the  
5 association or, where proxy voting is authorized, the proxy of a  
6 member.

7        [~~As used in this subsection, "mail voting" includes sending~~  
8 ~~or receiving written ballots via mail, courier, or electronic~~  
9 ~~transmission; provided that the transmission is a complete~~  
10 ~~reproduction of the original.]~~

11        [~~f~~] (i) All association meetings, except those where all  
12 persons attend by electronic means, shall be held at the address  
13 of the condominium or elsewhere within the State as determined  
14 by the board; provided that in the event of a natural disaster,  
15 an association meeting may be held outside the State.

16        (j) As used in this section:  
17        "Electronic voting" includes sending or receiving votes  
18 electronically via electronic ballots.

19        "Mail voting" includes sending or receiving written ballots  
20 or written consent forms by mail, courier, hand delivery, or via  
21 electronic transmission, such as an attachment to an email;



1 provided that a written ballot or written consent form sent via  
2 electronic transmission is a complete reproduction of the  
3 original written ballot or written consent form."

4 SECTION 2. Statutory material to be repealed is bracketed  
5 and stricken. New statutory material is underscored.

6 SECTION 3. This Act shall take effect on July 1, 2026.

7

INTRODUCED BY: Karl Rhoads



# S.B. NO. 2561

**Report Title:**

Condominium Associations; Electronic Meetings; Electronic Voting at Electronic Meetings; Electronic Voting Without a Meeting; Mail Voting Without a Meeting

**Description:**

Clarifies an association board's authority with respect to calling and authorizing electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting.

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

