

Honolulu, Hawaii

FEB 20 , 2026

RE: H.B. No. 1513
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Consumer Protection & Commerce, to which
was referred H.B. No. 1513 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to provide further funding for
the Condominium Loan Program by authorizing the issuance of
reimbursable general obligation bonds.

Your Committee received testimony in support of this measure
from the Hawai'i Green Infrastructure Authority; Palehua Townhouse
Association; Hawaii Council of Community Associations; and one
individual. Your Committee received testimony in opposition to
this measure from the Department of Commerce and Consumer Affairs
and Hawaii Insurers Council.

Your Committee finds that, due to issues in the global
insurance industry and recent increases in catastrophic weather
events around the world, there have been unprecedented insurance
premium rate increases for condominium associations. Many of
these condominium associations are also seeing increased insurance
premiums due to the aging buildings that make up the condominium
projects and the associated repairs and maintenance issues, which
are often significant.



Your Committee further finds that to address this problem, Act 296, Session Laws of Hawaii 2025 (Act 296), was enacted, which, in part, established the Condominium Loan Program to provide qualified condominium associations who are unable to qualify for loans from traditional lenders with long-term, fixed rate financing for maintenance or repair projects. This measure provides additional capital for the Condominium Loan Program.

Your Committee has amended this measure by:

- (1) Changing the appropriations to unspecified amounts;
- (2) Requiring the reimbursable general obligation bonds to be released in four tranches;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making a technical, nonsubstantive amendment for the purposes of clarity, consistency, and style.

Your Committee respectfully requests your Committee on Finance, should it deliberate on this measure, to consider an appropriation amount of \$7,000,000 out of the Hurricane Reserve Trust Fund; a reimbursable general obligation bond issuance amount of \$50,000,000; and an appropriation amount of \$50,000,000 out of the Condominium Loan Revolving Fund to implement the Condominium Loan Program.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1513, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1513, H.D. 1, and be referred to your Committee on Finance.



Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,



SCOT Z. MATAYOSHI, Chair



