

**Testimony of the Hawai'i Real Estate Commission**

**Before the  
House Committee on Consumer Protection & Commerce  
Tuesday, March 24, 2026  
2:00 p.m.  
Conference Room 329 & Via Videoconference**

**On the following measure:  
S.B. 2433, S.D. 1, RELATING TO CONDOMINIUMS**

Chair Matayoshi and Members of the Committee:

My name is Derrick Yamane, and I am the Chairperson of the Hawai'i Real Estate Commission (Commission). The Commission supports this bill.

The purpose of this bill is to require: (1) the Condominium Education Trust Fund (CETF) to be used for educational resources for condominium unit owners in condominium governance, including programs designed to improve owner understanding of association operations, reserve requirements, financial obligations, and governance rights; and (2) the Commission to ensure the interests of condominium unit owners are represented in certain activities funded by the CETF and to adopt rules protecting the rights of condominium unit owners for purposes of condominium governance.

The CETF was established to support education and research that benefit condominium unit owners. This bill strengthens that purpose by requiring the Commission to adopt rules to ensure that the rights of unit owners are recognized and safeguarded in all educational programs and projects, including policy development activities and rulemaking, funded by the CETF. Historically, the Commission has shown this commitment through initiatives such as the Blue Ribbon Committee to recodify the Hawai'i condominium law and through ad hoc committees to improve the Commission's educational resources. By codifying these practices, this bill ensures that unit owners, as beneficiaries of the CETF, remain actively involved in improving and developing educational resources that support effective condominium governance.

Thank you for the opportunity to testify on this bill.

**SB-2433-SD-1**

Submitted on: 3/20/2026 3:06:23 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jane Sugimura	Hawaii Council of Community Associations	Support	Written Testimony Only

Comments:

Support SB2433 SD1

**SB-2433-SD-1**

Submitted on: 3/21/2026 3:00:37 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Idor Harris	Honolulu Tower	Support	Written Testimony Only

Comments:

Honolulu Tower is a fee simple sprinklered 396 unit condominium located at Maunakea and Beretania Streets. At its meeting on February 2, 2026, the Board of Directors of the Association of Apartment Owners of Honolulu Tower unanimously voted its support of this bill.

With nearly 200,000 condominium units in the state it is important that condos have a seat at the table.

Please move this bill forward.

Idor Harris

Resident Manager

HAWAII LEGISLATIVE  
ACTION COMMITTEE

  
**community**  
ASSOCIATIONS INSTITUTE

P.O. Box 976  
Honolulu, Hawaii 96808

**AMENDED TESTIMONY**

March 23, 2026

Honorable Scot Z. Matayoshi  
Honorable Tina Nakada Grandinetti  
Committee on Consumer Protection & Commerce  
415 South Beretania Street  
Honolulu, Hawaii 96813

**Re: SB 2433 SD1 (Comments)**

Dear Chair Matayoshi, Vice Chair Grandinetti and Committee  
Members:

The Community Associations Institute (CAI) is a national and statewide organization of individuals involved in the operation of community associations, including homeowners, directors, managers and business partners of community associations.

CAI respectfully provides the following comments on SB 2433 SD1.

As to the wording on page 4, lines 9-13 and on page 7, lines 12-17 is unclear what further administrative rules are needed in an already highly regulated field. This wording opens the door to circumvention of the legislative process regarding owners' rights. For this reason, it is safest to remove this wording.

As to the second sentence in that paragraph (page 7, lines 14-17), which begins with "The criteria shall include..." - this sentence is left over from a previous version of the bill. The corresponding parts of the bill, concerning "stakeholders" was deleted, but this sentence was accidentally left in. CAI would suggest removing it, as it is without context.

Honorable Scot Z. Matayoshi  
Honorable Tina Nakada Grandinetti  
March 23, 2026  
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Thank you for your time and consideration.

Very truly yours,

CAI Legislative Action  
Committee, by

*/s/ Dallas H. Walker*

Dallas Walker, Esq.



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**The Thirty-Third Legislature**  
**House Committee on Consumer Protection and Commerce**  
**Tuesday, March 24, 2026**  
**Conference Room 329**  
**2:00 p.m.**

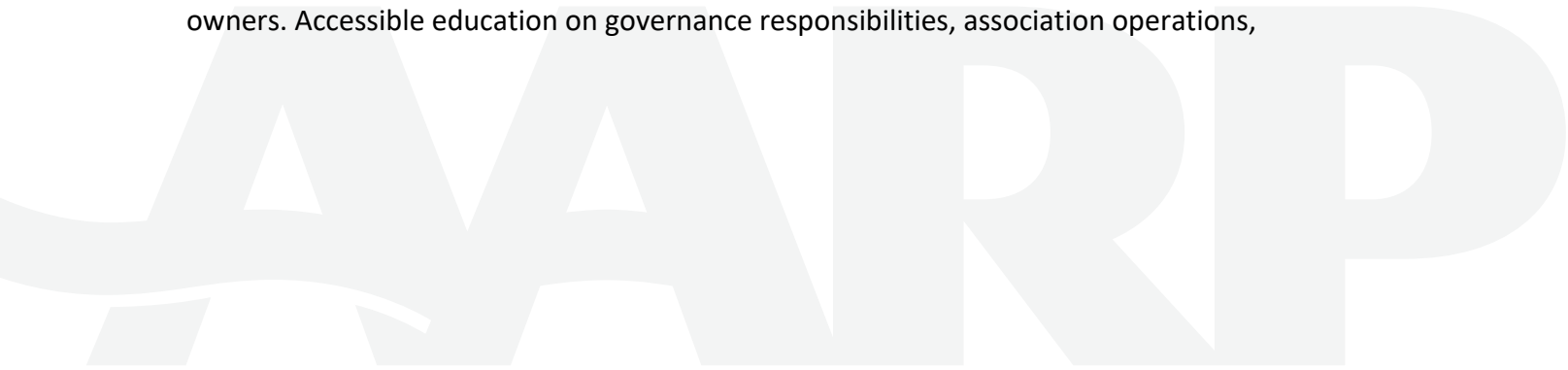
TO: The Honorable Scot Matayoshi  
FROM: Keali'i S. López, State Director  
RE: Comment on S.B. 2433, SD1 Relating to Condominium Insurance

Aloha Chair Matayoshi and Members of the Committee:

My name is **Keali'i López**, and I serve as the State Director of **AARP Hawai'i**, representing more than **135,000 members statewide**. AARP is a nonprofit, nonpartisan organization dedicated to **empowering people age 50 and older to choose how they live as they age**. On behalf of our more than 135,000 members statewide, we write in strong support of S.B. 2433 SD1.

Access to stable, affordable housing is foundational to the ability of Hawai'i residents, particularly older adults, to age with dignity in the communities they call home. Condominium housing plays a critical role in meeting this need. As drafted, S.B. 2433 SD1 appropriately recognizes that condominium unit owners directly bear the financial and personal consequences of governance decisions, including maintenance fees, special assessments, and long-term reserve funding. For this reason, AARP strongly supports the bill's direction to the Real Estate Commission to define "stakeholder" to explicitly include condominium unit owners. Equally important, this measure ensures that unit owners are meaningfully represented in advisory committees, stakeholder groups, and task forces related to condominium law, education, rulemaking, and dispute resolution, particularly those supported by the Condominium Education Trust Fund. Including the voices of unit owners will ground policy decisions in lived experience and real-world impacts, leading to more effective, equitable, and sustainable outcomes.

S.B. 2433 SD1 also makes prudent and responsible use of the Condominium Education Trust Fund by expanding authorized uses to include education specifically tailored for condominium unit owners. Accessible education on governance responsibilities, association operations,



reserve requirements, financial obligations, and owners' rights is essential to informed participation and responsible homeownership benefiting both individual owners and the broader housing system. This measure is especially significant for older adults. Many Hawai'i residents purchased their condominium homes decades ago in the 1960s, 1970s, and 1980s, and these communities have since become Naturally Occurring Retirement Communities. For residents living on fixed incomes, unexpected fee increases or special assessments can be devastating, threatening housing stability and forcing displacement. Condominium units are not merely financial assets; they are homes where people plan to age in place, maintain independence, and remain connected to their communities.

AARP Hawai'i supports policies that promote responsible homeownership, prevent displacement, and help residents, particularly working families and older adults remain in the communities where they work, raise families, and care for loved ones. S.B. 2433 SD1 advances these goals by ensuring condominium unit owners have both a voice in decision-making and access to the information they need to navigate increasingly complex governance and financial obligations. For these reasons, AARP Hawai'i respectfully urges the House Committee on Consumer Protection and Commerce to move S.B. 2433 SD1 forward.

Mahalo for your leadership and for your continued commitment to addressing Hawai'i's housing challenges in a manner that protects condominium unit owners at every stage of life.

**SB-2433-SD-1**

Submitted on: 3/20/2026 3:04:29 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Raelene Tenno	Individual	Support	Written Testimony Only

Comments:

Support SB2433 SD1

**SB-2433-SD-1**

Submitted on: 3/20/2026 5:40:40 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Leimomi Khan	Individual	Support	Written Testimony Only

Comments:

I write in strong support of SB2433 SD1, relating to condominium education. I am a condominium homeowner and appreciate the intent of this bill.

This measure is both timely and necessary. Across Hawai‘i, condominium ownership represents not just a form of housing, but for many families, their primary and most significant financial investment. As the Legislature recognizes, condominium unit owners directly bear the financial consequences of governance decisions, including maintenance fee increases, special assessments, deferred maintenance, and reserve funding shortfalls.

Yet, despite these high stakes, many unit owners lack access to clear, accessible education about how their associations function, what their rights are, and how financial decisions are made.

**SB2433 SD1 addresses this gap in a thoughtful and practical way.**

The bill strengthens the use of the Condominium Education Trust Fund to provide **educational resources specifically for unit owners**, including improving understanding of:

- Association operations
- Reserve requirements
- Financial obligations
- Governance rights

By explicitly directing resources toward owner education, this measure helps empower residents to participate meaningfully in governance decisions that affect their homes and financial stability.

In addition, the bill ensures that the **interests of condominium unit owners are represented** in activities funded through the trust fund and supports improved transparency and accountability in condominium governance.

**The benefits of this measure are far-reaching:**

- Better-informed owners lead to stronger, more effective associations
- Increased transparency can reduce disputes and mistrust
- Education can help prevent costly financial mismanagement and deferred maintenance

- Empowered owners are better able to protect their investments and housing security

For many in Hawai‘i—including kūpuna, working families, and first-time homeowners—condominiums are the most accessible path to homeownership. Ensuring that these residents have the knowledge and tools to navigate governance is a matter of both **consumer protection and housing stability**.

This bill reflects a proactive approach: rather than addressing problems only after disputes arise, it invests in education to prevent those problems in the first place.

**For these reasons, I respectfully urge the Committee to PASS SB2433 SD1.**

**SB-2433-SD-1**

Submitted on: 3/21/2026 12:00:08 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
lynne matusow	Individual	Support	Written Testimony Only

Comments:

I am an owner occupant of a high rise condominium in Honolulu. I respectfully ask that you support this bill. As condo ownership is increasing annually, with its share of home ownership always going up. it is important that condo owners are are consulted in these deliberations.

Lynne Matusow

**SB-2433-SD-1**

Submitted on: 3/21/2026 1:38:45 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Philip Nerney	Individual	Comments	Written Testimony Only

Comments:

SB 2433 SD1 is unneeded. It is based upon the incorrect assumption that REC excludes or overlooks owner interests. History shows otherwise. Right now, for example, owners are on the Condominium Property Regime Task Force. Owners have also been represented in other important policy groups.

The bill also confers an uncertain status upon condominium owners, and unduly elevates individual owner interests over the collective interests of associations as a whole. The collective interests must predominate.

**SB-2433-SD-1**

Submitted on: 3/21/2026 2:21:59 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Emery	Associa	Oppose	Written Testimony Only

Comments:

This Bill staisfies no valid purpose and creates confusion on authority on an owner versus the association. The Real Estate Commission and current practices recognize owner rights. Simply unnecessary.

**House of Representatives**  
**The Thirty-Third Legislature, 2026**  
**Committee on Consumer Protection & Commerce**  
**Tuesday, March 24, 2026**  
**2:00 p.m.**

To: Representative Scot A. Matayoshi, Chair  
Re: SB 2433 SD1, Relating to Condominiums

Aloha Chair Scot Matayoshi, Vice-Chair Tina Nakada Grandinetti, and Members of the Committee,

**I strongly support SB 2433 SD1.**

Condominium governance is founded on the principle of self-governance. In practice, however, unit owners — who collectively fund and sustain their associations — are often underrepresented in the governmental and regulatory processes that shape condominium law and policy.

For example, during the recodification of HRS Chapter 514B, only a single condominium unit owner, Richard Port, represented the interests of hundreds of thousands of condominium owners statewide, while the remaining participants represented commercial or industry interests:

“HSBA [Hawaii State Bar Association] Real Property & Financial Services section members Richard T. Asato, Jr., Gail O. Ayabe, Randy Brooks, Andy Bunn, David Callies, Ken Chong, Deb Chun, Lorrin B. Hirano, Mitchell A. Imanaka (also the Chair of the Real Estate Commission’s Condominium Review Committee that spearheaded the recodification effort), Ray Iwamoto, Rick Kiefer, Bernice Littman, John A. Morris, Milton Motooka, Joyce Y. Neeley, Hiroshi Sakai, and Jane Sugimura were among those who helped immensely in the effort to recodify Hawaii’s 40+ year old (at that time) condominium law. In addition to these HSBA-RPFS section members, the Real Estate Commission’s Blue Ribbon Recodification Advisory Committee included Steve Glanstein (representing the Hawaii Chapter of the Community Associations Institute), Len Kacher (representing the Hawaii Association of Realtors), Calvin Kimura and Cynthia Yee (representing the Real Estate Branch of the State Department of Commerce & Consumer Affairs), *Richard Port (representing Hawaii Independent Condominium & Cooperative Owners)*, and Ted Walkey (representing the Hawaii Association of Realtors).”

(source: <https://www.hawaiilegal.com/wp-content/uploads/2019/04/The-Expert’s-Guide-to-Hawaii’s-Recodified-Condominium-Law.pdf>)

This imbalance highlights the need for structural reform in how condominium owner participation is defined and implemented.

SB 2433 SD1 corrects this by explicitly recognizing condominium unit owners' inclusion in rulemaking, studies, and educational initiatives supported by owner-funded Condominium Education Trust Funds. Owners are directly affected by these policies and should have a consistent, guaranteed role in shaping them.

Including unit owners will lead to more balanced policy outcomes, improve the legitimacy of regulatory actions, and strengthen public confidence in condominium governance. Broader participation will help ensure that decisions reflect the real-world concerns of residents and not solely the priorities of commercial interests.

For these reasons, I strongly encourage your support of SB 2433 SD1.

Mahalo.

Lila Mower

**SB-2433-SD-1**

Submitted on: 3/23/2026 7:57:20 AM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lourdes Scheibert	Individual	Support	Written Testimony Only

Comments:

Relating to the Condominium Education Trust Fund and Condominium Unit Owner Representation

Good afternoon Chair and Members of the Committee.

My name is Lourdes Scheibert, and I am a condominium unit owner in Hawaii in support of this measure.

Condominium unit owners directly bear the financial consequences of governance decisions, including special assessments, maintenance fee increases, deferred maintenance, and reserve funding decisions. Condominium unit owners also fund the Condominium Education Trust Fund through required fees, yet unit owners are not consistently represented in advisory groups, task forces, educational programs, and policy discussions funded by that trust fund.

This bill recognizes in statute that condominium unit owners bear the financial consequences of governance decisions, authorizes the use of the Condominium Education Trust Fund for condominium unit owner education, and requires that condominium unit owners are represented in advisory groups and policy development activities funded by the trust fund.

This measure does not create new fees or new regulatory burdens. It simply improves representation, education, and transparency for condominium unit owners whose homes and financial stability are directly affected by condominium governance decisions.

I respectfully urge the Committee to pass this measure.

Thank you for the opportunity to testify.

Lourdes Scheibert j in io

**SB-2433-SD-1**

Submitted on: 3/23/2026 8:44:58 AM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marcia Kimura	Individual	Support	Written Testimony Only

Comments:

i support this measure, but provisions in it need to be added to reform use of CETF funds, including greater protection for condo owners, against overwhelming and unwarranted legal fees by boards and management.

**SB-2433-SD-1**

Submitted on: 3/23/2026 9:45:32 AM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dawn Smith	Individual	Support	Written Testimony Only

Comments:

Pretty much every democratic government is sustained by checks and balances.

For some reason, Hawaii chose to make condominium regimes self-governing. This has translated into allowing un(condo)-educated board members to operate and govern large groups of owners with little or no protection in return.

There has to be some semblance of democracy and due process available to condo owners. This bill is a start. Tenants in Landlord-Tenant have a slew of protections - condo owners are told that they must abide by the By-Laws and House Rules that they read previous to purchase. These By-laws and House Rules are interpreted by mostly unenlightened board members who have little to no liability for bad or corrupt decisions.

Please support this bill in an effort to enforce condo board members (who are our condo regime legislators) to be as informed as you are required to be as Senators for the State of Hawaii.

**SB-2433-SD-1**

Submitted on: 3/23/2026 12:10:17 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dale A. Head	Individual	Support	Written Testimony Only

Comments:

***Aloha Happy Legislators:***

I SUPPORT SB2433 as it is consumer friendly, not so 'Pro Commerce' as to be 'anti-consumer'. Ever noticed how, over decades now, whenever bills are introduced to give Home Owners Association (HOA) members a voice and status to be stakeholders within their own residential complex, that almost ALWAYS the 'industry' of Property Mangement companies, and yes, their agents and even Parliamentarians oppose those bill?

Please pass this bill as your constituents want it done. They should be respected, not trivialized and demonized by the for profit companies.

Sincerely, Dale A. Head

**SB-2433-SD-1**

Submitted on: 3/23/2026 1:27:57 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jeff Sadino	Individual	Support	Written Testimony Only

Comments:

My name is Jeff Sadino and I **SUPPORT** this Bill.

After participating as a Member in two REC advisory panels, it is my belief that there exists a lack of appreciation for what the individual condo owner experience is, especially in areas that require improvement. It is a natural byproduct that the people from the trade industry who are most experienced in condo living also have never been targeted for unfair treatment by the trade industry. By including individuals who have first-hand experience with the problems that invariably exist, we can all better understand each other and improve condo governance.

Thank you for your work and interest in these issues,

Jeff Sadino

[JSadino@gmail.com](mailto:JSadino@gmail.com)

**LATE**

**SB-2433-SD-1**

Submitted on: 3/23/2026 2:47:07 PM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard S. Ekimoto	Individual	Oppose	Written Testimony Only

Comments:

Chair Matayoshi and members of the committee,

I respectfully oppose SB2433, SD1 as unnecessary. Nothing in the statute prohibits the Commission from using the education fund for the education of unit owners. In fact, the Commission's education programs are already directed to owners. There are so many educational items for unit owners on the Commission's website, including information on how to request documents from a condominium association, how to file a complaint for refusal to provide documents, the process of making changes to your unit, how to deal with fines and fees, how to deal with rental properties in condominiums, and owners rights and responsibilities. This list is a small fraction of the educational information provided to the public. In addition, the Commission also sponsors many programs addressing these and other issues of interest to unit owners, including regular free programs and videos. The Commission has provided programming and educational information for everyone involved in condominium associations, including unit owners.

Thank you for this opportunity to testify.

**LATE**

**SB-2433-SD-1**

Submitted on: 3/24/2026 2:05:13 AM

Testimony for CPC on 3/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gregory Misakian	Individual	Support	Remotely Via Zoom

Comments:

I support SB2433 SD1.

I ask that the Chair of the Condominium Property Regime (CPR) Task Force also be a condominium owner who represents owners, and not an attorney who often sues condominium owners (as is currently the case).

I respectfully ask the decision makers to please ignore your campaign donations, and please work for the best interests of the people of Hawaii.

Gregory Misakian