

ACT 161

S.B. NO. 385

A Bill for an Act Relating to Condominiums.

Be It Enacted by the Legislature of the State of Hawaii:

SECTION 1. Chapter 514B, Hawaii Revised Statutes, is amended by adding a new section to subpart C of part VI to be appropriately designated and to read as follows:

“§514B- Governing documents; electronic copies. (a) Notwithstanding any other provision to the contrary in the declaration, bylaws, or house rules, an association shall provide an electronic copy of its governing documents, as amended or restated, to a unit owner or the unit owner’s authorized agent, upon request, at no cost to the unit owner or the unit owner’s authorized agent.

(b) For the purposes of this section, “governing documents” means the declaration; bylaws; covenants, conditions, and restrictions; and house rules.”

SECTION 2. Section 514B-154.5, Hawaii Revised Statutes, is amended as follows:

1. By amending subsection (b) to read:

“(b) Subject to section 514B-105(d), and except as provided under section 514B-, copies of the items in subsection (a) shall be provided to any unit owner or owner’s authorized agent upon the owner’s or owner’s authorized agent’s request; provided that the owner or owner’s authorized agent pays a reasonable fee for duplication, postage, and stationery~~[-and other administrative costs associated with handling the request].~~”

2. By amending subsection (d) to read:

“(d) ~~[Any]~~ Except as provided under section 514-¹, any documents, records, and information, whether maintained, kept, or required to be provided pursuant to this section or section 514B-152, 514B-153, or 514B-154, may be made available electronically to the unit owner or owner’s authorized agent if the owner or owner’s authorized agent requests such in writing.”

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.²

SECTION 4. This Act shall take effect upon its approval.

(Approved June 3, 2025.)

Notes

1. So in original.

2. Edited pursuant to HRS §23G-16.5.