H.B. NO. 1678

A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

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

SECTION 1. Section 514B-132, Hawaii Revised Statutes, is 1 2 amended by amending subsection (c) to read as follows: Every managing agent shall be considered a fiduciary 3 "(c) 4 with respect to any property managed by that managing agent. No managing agent may engage in the business of a condominium hotel 5 6 operator, as the term is used in section 467-30, with respect to any property managed by the managing agent." 7 SECTION 2. Section 514B-153, Hawaii Revised Statutes, is 8 9 amended by amending subsection (e) to read as follows: The managing agent or resident manager or board shall 10 "(e) keep an accurate and current list of members of the association 11 12 and their current addresses, including email addresses, and the names and addresses, including email addresses, of the vendees 13 under an agreement of sale, if any. The list shall be 14 15 maintained at a place designated by the board, and a copy shall be available, at cost, or emailed to any member of the 16 association as provided in the declaration or bylaws or rules 17 and regulations or, in any case, to any member who furnishes to 18 HB LRB 07-1650.doc

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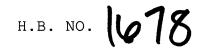
1	the managing agent or resident manager or the board a duly	
2	executed a	and acknowledged affidavit stating that the list:
3	(1)	Will be used by such owner personally and only for the
4		purpose of soliciting votes or proxies, or for
5		providing information to other owners with respect to
6		association matters; and
7	(2)	Shall not be used by the owner or furnished to anyone
8		else for any other purpose.
9	A boa	ard may prohibit commercial solicitations."
10	SECTION 3. New statutory material is underscored.	
11	SECTI	ION 4. This Act shall take effect upon its approval.
12		A. I. Down

INTRODUCED BY: Cindy Ebano

JAN 2 3 2007

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Report Title:

Condominiums

Description:

Prohibits the managing agent of a condominium from engaging in the business of a condominium hotel operator. Requires the managing agent to make email addresses of unit owners available to all unit owners.

