

STAND. COM. REP. NO. 589

Honolulu, Hawaii
Feb 18, 2011

RE: H.B. No. 581
H.D. 1

Honorable Calvin K.Y. Say
Speaker, House of Representatives
Twenty-Sixth State Legislature
Regular Session of 2011
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 581
entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL REAL PROPERTY,"

begs leave to report as follows:

The purpose of this bill is to require planned community
associations, condominium property managers, and associations of
apartment owners to make association records and documents
available to owners and their respective agents under reasonable
terms and for reasonable costs.

Two concerned individuals testified in support of this bill.
The Real Estate Commission testified in support of the intent of
this bill with comments. Mililani Town Association and the Co-
Chair of the Legislative Action Committee of the Community
Associations Institute testified in opposition to the measure.
The Hawaii Association of REALTORS® and two concerned individuals
submitted comments.

Upon consideration, your Committee has amended this bill by
making the following changes that affect planned community
associations under Chapter 421J, Hawaii Revised Statutes (HRS);
condominium property regimes under Chapter 514A, HRS; and
condominiums Chapter 514B, HRS:

HB581 HD1 HSCR HSG HMS 2011-2373



- (1) Eliminating the availability of association records and documents on 24-hour loan;
- (2) Making association records and documents available in electronic form through websites, maintained by associations and property management companies, if available and accessible to the members or owners; and
- (3) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 581, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 581, H.D. 1, and be referred to the Committee on Consumer Protection & Commerce.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


RIDA T.R. CABANILLA, Chair



State of Hawaii
House of Representatives
The Twenty-sixth Legislature

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB 581	Committee Referral: HSG, CPC	Date: 2/16/11		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. CABANILLA, Rida T.R. (C)	✓			
2. CHONG, Pono (VC)				✓
3. CARROLL, Mele				✓
4. CHANG, Jerry L.	✓			
5. COFFMAN, Denny	✓			
6. HAR, Sharon E.	✓			
7. HERKES, Robert N.	✓			✗ SPH
8. ITO, Ken	✓			
9. MORITA, Hermina M.				✓
10. NAKASHIMA, Mark M.				✓
11. PINE, Kymberly Marcos	✓			
12. THIELEN, Cynthia	✓			
TOTAL (12)	8			4
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)				
Vice Chair's or designee's signature: _____				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				