

STAND. COM. REP. NO. 1049

Honolulu, Hawaii

March 22, 2011

RE: S.B. No. 714
S.D. 1
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 S.B. No. 714, S.D. 1, 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 documents available to property owners under reasonable terms and for reasonable costs.

Several concerned individuals testified in support of this bill. The Mililani Town Association, the Concerned Kohala Ranch Property Owners, Hawaiiana Management Company, and several concerned individuals testified in opposition to this measure. The Hawaii Association of REALTORS® and Management Information Consultants submitted comments.

Your Committee has amended this bill by:

- (1) Requiring that planned community associations, condominium property managers, and associations of apartment owners make association documents available to property owners in electronic form through a website maintained by property management companies and associations by deleting reference to this requirement being contingent on website availability; and

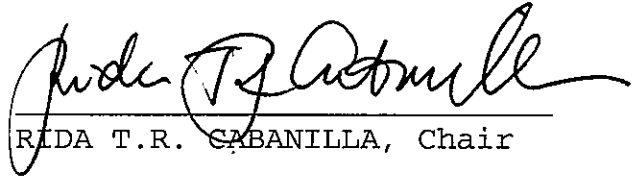
SB714 HD1 HSCR HSG HMS 2011-3090



- (2) Deleting the provision that excludes association financial statements from being made available on websites maintained by property management companies and associations for examination by members of planned community associations, condominium property regimes, and condominiums.

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 S.B. No. 714, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 714, S.D. 1, 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



