

STAND. COM. REP. NO. 2440

Honolulu, Hawaii

FEB 14 2014

RE: S.B. No. 2477

Honorable Donna Mercado Kim  
President of the Senate  
Twenty-Seventh State Legislature  
Regular Session of 2014  
State of Hawaii

Madam:

Your Committees on Judiciary and Labor and Commerce and  
Consumer Protection, to which was referred S.B. No. 2477 entitled:

"A BILL FOR AN ACT RELATING TO LAND COURT,"

beg leave to report as follows:

The purpose and intent of this measure is to authorize the  
use of a master certificate of title for common interest  
communities to simplify and streamline the operation of the Land  
Court. Specifically, this measure:

- (1) Establishes procedures for a master certificate of title  
for the Assistant Registrar of the Land Court to carry  
out upon the recording of a declaration creating a  
common interest community;
- (2) Establishes procedures for a master certificate of title  
for the Assistant Registrar to carry out upon the  
recording of an amendment or supplement to the governing  
documents of an existing common interest community;
- (3) Establishes the effect of a master certificate of title  
of a common interest community;
- (4) Sets the requirements for the contents of a master  
certificate of title of a common interest community; and
- (5) Adds definitions of "association", "common interest  
community", "governing documents", "master certificate  
of title", and "unit".

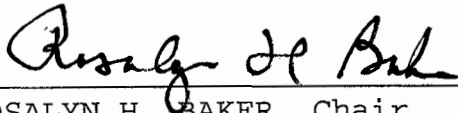


Your Committees received testimony in support of this measure from the Department of Land and Natural Resources, Community Association Institute, and five individuals. The Judiciary submitted comments.

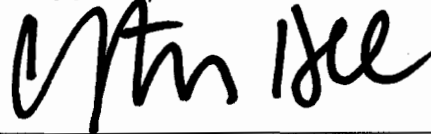
Your Committees find that existing law requires that any amendment to the documents governing a condominium or planned community shall be noted on the certificate of title for each unit. This is a costly and time-consuming process for the Land Court. This measure authorizes the use of a master certificate of title for common interest communities to list encumbrances of general application and eliminates the need to change the certificate of title for each unit to reflect any changes in the encumbrances of general application. As a result, the certificates of title for each unit will cross reference the master certificate of title.

As affirmed by the records of votes of the members of your Committees on Judiciary and Labor and Commerce and Consumer Protection that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2477 and recommend that it pass Second Reading and be referred to the Committee on Ways and Means.

Respectfully submitted on  
behalf of the members of the  
Committees on Judiciary and  
Labor and Commerce and Consumer  
Protection,



ROSALYN H. BAKER, Chair



CLAYTON HEE, Chair



The Senate  
 Twenty-Seventh Legislature  
 State of Hawai'i

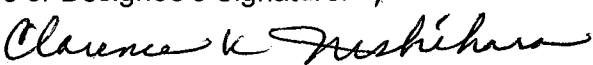
**Record of Votes**  
**Committee on Judiciary and Labor**  
**JDL**

Bill / Resolution No.:* <b>SB 2477</b>	Committee Referral: <b>JDL/CPN, WAM</b>	Date: <b>2/11/14</b>		
<input type="checkbox"/> The committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
HEE, Clayton (C)	✓			
SHIMABUKURO, Maile S.L. (VC)	✓			
GABBARD, Mike				✓
GALUTERIA, Brickwood	✓			
IHARA, Jr., Les				✓
SOLOMON, Malama				✓
SLOM, Sam	✓			
<b>TOTAL</b>	<b>4</b>			<b>3</b>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
<b>Distribution:</b> Original     Yellow     Pink     Goldenrod File with Committee Report   Clerk's Office   Drafting Agency   Committee File Copy				

\*Only one measure per Record of Votes

The Senate  
 Twenty-Seventh Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Commerce and Consumer Protection**  
**CPN**

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SB 2477	JDL/CPN, WAM	2/11/14		
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The Recommendation is:				
<input checked="" type="checkbox"/> Pass, unamended 2312	<input type="checkbox"/> Pass, with amendments 2311	<input type="checkbox"/> Hold 2310		
<input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
BAKER, Rosalyn H. (C)	/			
TANIGUCHI, Brian T. (VC)				/
NISHIHARA, Clarence K.	/			
WAKAI, Glenn				/
SLOM, Sam	/			
<b>TOTAL</b>	<b>3</b>			<b>2</b>
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
				
Distribution:				
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