

SB2477

LATE

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**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
WILLIAM J. AILA, JR.
Chairperson**

**Before the Senate Committees on
JUDICIARY AND LABOR
and
COMMERCE AND CONSUMER PROTECTION**

**Tuesday, February 11, 2014
9:31 A.M.
State Capitol, Conference Room 229**

**In consideration of
SENATE BILL 2477
RELATING TO LAND COURT**

Senate Bill 2477 proposes to authorize the Office of the Assistant Registrar of the Land Court to create a master certificate of title for condominium or planned communities that are developed on land registered in Land Court. **The Department of Land and Natural Resources supports this measure.**

The creation of a master certificate for condominium or planned communities would simplify the operation of the Office of the Assistant Registrar by allowing a reference to the master certificate to be placed on each unit's certificate of title rather than noting all amendments, encumbrances or other actions on each certificate. The master certificate of title would indicate all notations affecting the condominium or planned community.

In 2013, there were over 200 condominiums or planned communities with greater than 100 units registered with the Office of the Assistant Registrar or registering amendments or other changes to their project. Within the current process, all the information from the master certificate would be noted on each unit's certificate of title. Additionally, all future amendments, encumbrances or other actions would need to be noted on each unit's certificate. If this legislation is enacted, the notation would be on the master certificate of title rather than on each individual unit's certificate of title. In 2013, the individual unit's certificates are estimated to be greater than 20,000.

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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Subject: Submitted testimony for SB2477 on Feb 11, 2014 09:31AM
Date: Monday, February 10, 2014 10:37:48 AM

SB2477

Submitted on: 2/10/2014

Testimony for JDL/CPN on Feb 11, 2014 09:31AM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Christian Porter	Community Association Institute	Support	No

Comments: I am the Chair of the Legislative Action Committee for the Community Association Institute, and we support SB 2477 as it will assist all boards that have to record documents against Land Court Property and now file on everyone's TCT, which at times can be over 1000. This is costly, unnecessary and can be addressed by this Bill. Thank you.

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My name is Dante Carpenter, and I am the President of Country Club Village, Phase 2, AOA. Phase 2 of this Association is comprised of two (2) 20 story buildings with a total of 469 units and over 1,000 residents. This Association is in support of SB 2477 to simplify and streamline the operations of the land court. Further, we believe this measure will help expedite the process of recordation, thus reducing time presently necessary as well as the inherent costs associated with the present processing methodology. With the thousands of condominium apartments existing in Hawai'i, this is a much needed bill. Please indicate our Association's strong support of the passage of SB2477. Thank you very much.

P. S. Senator Wakai is a long-time resident of Building 4 in Phase 2.

Dante Carpenter, Pres.,

CCV, Phase 2, AOA

3054 Ala Poha Place, #401

Honolulu, HI, 96818.

27th Legislature,
2014
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Floor Session Convene Times for Monday,
February 10, 2014:
Senate: 11:30am | House of Representatives:
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Date: Monday, February 10, 2014 10:11:14 AM

SB2477

Submitted on: 2/10/2014

Testimony for JDL/CPN on Feb 11, 2014 09:31AM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Anne Anderson	Individual	Support	No

Comments: My firm represents a number of community associations. S.B. 2477 will not only simplify and streamline the operation of the Land Court, but it will streamline the process of recording amendments for condominium and planned community associations and substantially reduce the cost of recordation. Some condominium associations have in excess of 500 units while some planned community associations have in excess of 1,000 lots which means that these associations have to research or pay to research the TCT numbers for hundreds or thousands of units/lots in addition to paying filing fees in the hundreds or thousands of dollars to the Land Court in order to record a simple amendment to their governing instruments. S.B. 2477 is a much needed bill and should be adopted. Thank you for allowing me to submit this testimony. Sincerely, M. Anne Anderson

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SB2477

Submitted on: 2/10/2014

Testimony for JDL/CPN on Feb 11, 2014 09:31AM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Warren F. Wegesend, Jr.	Individual	Support	No

Comments: I am the General Manager of the Villages of Kapolei Association. I strongly support SB2477. While it will certainly simplify and streamline the process for The Registrar and the Land Court System, it will greatly reduce the cost of association's recordation of future amendments to their documents. Our association has in the past amended our documents and while the process was cumbersome and lengthy, it was also very costly to record the amendments for 4000 lots. I urge your passing of this measure. Thank you

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SB2477

Submitted on: 2/10/2014

Testimony for JDL/CPN on Feb 11, 2014 09:31AM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Ted Walkey	Individual	Support	No

Comments: Will make filing document amendments much easier and efficient.

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