

Honolulu, Hawaii February 17, 2017

H.B. No. 1524 H.D. 1

Honorable Joseph M. Souki Speaker, House of Representatives Twenty-Ninth State Legislature Regular Session of 2017 State of Hawaii

Sir:

Your Committee on Intrastate Commerce, to which was referred H.B. No. 1524 entitled:

"A BILL FOR AN ACT RELATING TO REAL ESTATE,"

begs leave to report as follows:

The purpose of this measure is to ensure that owners in condominium and time share projects receive association-related documents in a timely manner.

Specifically, this measure specifies that the principal broker in a brokerage firm is responsible for ensuring that:

- (1) Associated real estate licensees and other staff who assist common interest communities are responsive to requests from owners regarding association-related finances, documents, records, and information; and
- (2) Any request from the Real Estate Commission to distribute Commission-generated information, materials, or documents to an association, a board of directors, or a unit owner in a common interest community is completed within ten days after receiving the request.

The Hawaii Real Estate Commission and a concerned individual supported this measure. The American Resort Development

Association Hawaii, Associa, Hawaii Council of Associations of Apartment Owners, Hawaii Council of Community Associations, Hawaii Association of Realtors, and a concerned individual opposed this measure.

Your Committee has amended this measure by:

- (1) Specifying that associated real estate licensees who are responsible for providing property management services to community associations shall be responsive to requests from owners regarding association-related finances, documents, records, and information;
- (2) Removing references to associations of apartment owners under Chapter 514B, Hawaii Revised Statutes; and
- (3) Changing the effective date to July 1, 2099, to promote further discussion.

As affirmed by the record of votes of the members of your Committee on Intrastate Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1524, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1524, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

> Respectfully submitted on behalf of the members of the Committee on Intrastate Commerce,

State of Hawaii House of Representatives The Twenty-ninth Legislature

HSQ 560

Record of Votes of the Committee on Intrastate Commerce

Bill/Resolution No.: HB 1524	Committee Referral:	Date:	2/15/17	
☐ The committee is reconsidering its previous decision on the measure.				
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)				
IAC Members	Ayes	Ayes (WR)	Nays	Excused
1. OHNO, Takashi (C)	V.			
2. CHOY, Isaac W. (VC)	!			
3. CACHOLA, Romy M.			n was en	The state of the s
4. ITO, Ken	V.			
5 ONICHI Dishord II V				
5. ONISHI, Richard H.K.			nt, or tall of place the	lev. Toyotogay (14.189)
6. TOKIOKA, James Kunane				X
7. WOODSON, Justin H.				
		Sold All All Sold		
8. WARD, Gene	V	Szenie Szereknien wesitatudadata, in 1915 – danama est i	<u>, jagoti manamaja najama sa sa sa sia bisa na Gasa s</u>	
				-
TOTAL (8)	7			j
The recommendation is: 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				