

STAND. COM. REP. NO.

2201

Honolulu, Hawaii

APR 05 , 2019

RE: S.B. No. 552
S.D. 1
H.D. 2

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirtieth State Legislature
Regular Session of 2019
State of Hawaii

Sir:

Your Committee on Judiciary, to which was referred S.B. No. 552, S.D. 1, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to extend the safe harbor provisions found in section 45 of Act 181, Session Laws of Hawaii 2017, until July 1, 2020, to provide sufficient time for condominium property regimes to update their developer's public reports. Act 181 addresses requirements for developer's public reports for condominium property regimes that were issued an effective date pursuant to the now-repealed sections 514A-40 and 514A-41, Hawaii Revised Statutes, and formerly regulated pursuant to chapter 514A, Hawaii Revised Statutes. This measure also clarifies that sales of time share interests shall be permitted regardless of compliance with requirements to conform developer's public reports and related documents pursuant to Act 181.

The Real Estate Commission, Associa, Hawaii Council of Associations of Apartment Owners, American Resort Development Association Hawaii, Palehua Townhouse Association, and an individual testified in support of this measure.

SB552 HD2 HSCR JUD HMS 2019-3728



Your Committee has amended this measure by:

- (1) Clarifying that the time share exception applies only to sales of time share interests; and
- (2) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Judiciary that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 552, S.D. 1, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 552, S.D. 1, H.D. 2.

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



CHRIS LEE, Chair



