

STAND. COM. REP. NO. **448**

Honolulu, Hawaii

FEB 18, 2021

RE: H.B. No. 272
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 272
entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Make condominium laws regarding sales to owner-occupants
inapplicable to time share units; and
- (2) Increase the minimum percentage of residential units in
a condominium project that must be offered for sale to
prospective owner-occupants in the thirty-day period
following the initial date of sale of the condominium
from fifty percent to ninety percent.

Your Committee received testimony in support of this measure
from the Hawaii Council for Associations of Apartment Owners.
Your Committee received comments on this measure from Associa.

Your Committee finds that this measure would address certain
housing needs for Hawaii residents by increasing the amount of
residential unit stock available for sale to prospective owner-
occupants.



Your Committee has amended this measure by changing the effective date to July 1, 2050, to encourage further discussion.

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 H.B. No. 272, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 272, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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


NADINE K. NAKAMURA, Chair



