

STAND. COM. REP. NO. 1561 -22

Honolulu, Hawaii

MAR 31 , 2022

RE: H.R. No. 89
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2022
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.R. No. 89
entitled:

"HOUSE RESOLUTION CONVENING A WORKING GROUP ON THE GOVERNANCE
OF HOUSING SUBDIVISIONS IN THE PUNA DISTRICT, HAWAII COUNTY,"

begs leave to report as follows:

The purpose of this measure is to convene a working group on
the governance of housing subdivisions in the Puna District,
Hawaii County.

Your Committee did not receive any testimony on this measure.

Your Committee finds that certain large subdivisions that
were approved in the 1960s did not require the creation of a
homeowners' association for the governance of shared roads or
other services in the subdivision. Your Committee also finds that
in the absence of a homeowners' association or other entity to
collect maintenance fees from homeowners to cover large community
expenses, such as the maintenance and improvement of subdivision
roads and other services on the property, subdivision roads and
other public spaces in these subdivisions fell into disrepair,
which has led to health and safety concerns in the community.
This measure addresses the concerns of these subdivisions by
convening a working group to review procedures and administrative
rules governing condominium associations to establish a framework

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for the governance of subdivisions without a homeowners' association.

Your Committee has amended this measure by:

- (1) Requesting the Department of Commerce and Consumer Affairs to convene the working group;
- (2) Amending the composition of the working group and updating the recipients of certified copies of this measure accordingly;
- (3) Amending its title in accordance with its amended purpose; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.R. No. 89, as amended herein, and recommends that it be referred to your Committee on Consumer Protection & Commerce in the form attached hereto as H.R. No. 89, H.D. 1.

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

Nadine K. Nakamura

NADINE K. NAKAMURA, Chair



