

STAND. COM. REP. NO.

1379

Honolulu, Hawaii

, 2021

MAR 25

RE: S.B. No. 799
S.D. 1
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 S.B. No. 799, S.D. 1, 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 at least fifty percent to at least sixty-seven percent.

Your Committee received testimony in support of this measure from two individuals.

Your Committee finds that this measure is intended to address housing needs for residents in the State by increasing the amount of residential unit stock available for sale to prospective owner-occupants.

2021-2711 SB799 HD1 HSCR HMSO



Your Committee has amended this measure by:

- (1) Increasing 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 to ninety percent, rather than sixty-seven percent; and
- (2) Changing the effective date to December 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 S.B. No. 799, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 799, S.D. 1, 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



