

SB-746

Submitted on: 1/30/2021 1:49:52 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Richard Emery	Testifying for Associa	Oppose	No

Comments:

Associa is one of the largest residential and association management companies in Hawaii and the USA. I am a 28-year industry veteran. I do not know what this Bill is trying to accomplish. I have never encountered a prohibition for a long-term rental from any Association. I simply have never heard from any client of this being a problem. Furthermore, associations and its owners are legally connected by the association's governing documents which is a contract. The Hawaii Supreme Court has ruled many times that the legislature cannot enact laws that interfere with this private contract as being unconstitutional. Some Hawaii associations today have limitations on vacation rentals or minimum lease terms (not less than 30-days) but never long term rentals. I do not see any value to this Bill as there currently is no problem.

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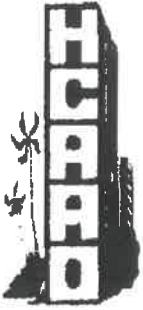
Submitted on: 1/30/2021 3:54:29 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

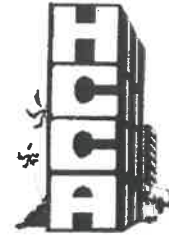
Submitted By	Organization	Testifier Position	Present at Hearing
Mike Golojuch, Sr.	Testifying for Palehua Community Association	Oppose	No

Comments:

The new language in the bill about the length of rentals is not needed. Normally, associations have language in their documents that determine the length of rentals. Please do not pass this bill.



**Hawaii Council of Associations
of Apartment Owners**
DBA: Hawaii Council of Community Associations
1050 Bishop Street, #366, Honolulu, Hawaii 96813



January 31, 2021

Senator Stanley Chang, Chair
Senator Dru Mamo Kanuha, Vice-Chair
Senate Committee on Housing

Re: SB 746 RELATING TO HOUSING
Hearing: Tuesday, February 2, 2021, 1 p.m., Conf. Rm. #225

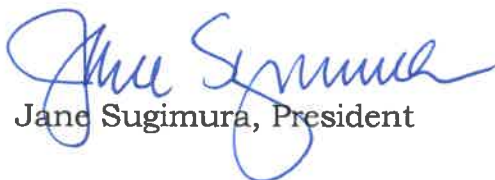
Chair Chang and Vice-Chair Kanuha and Members of the Committee:

I am Jane Sugimura, President of the Hawaii Council of Associations of Apartment Owners (HCAAO dba HCCA).

HCCA has concerns about this bill because:

- Our 421J community association members, their attorneys and property managers have informed me that they are not aware of concerns relating to “restrictions that prohibit or limit their members from renting out their units”, and, in fact, many homeowners are currently renting their units. The only prohibition against renting that we are aware of may be provisions in the associations’ governing documents that prohibit short-terms rentals of less than 30 days.
- Its not clear to us and our 421J community association members what issues this bill is trying to address.
- Until we receive clarification, we have serious reservations about this bill and ask that it be deferred.

Thank you for the opportunity to testify on this matter.


Jane Sugimura, President

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Submitted on: 1/31/2021 5:52:31 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
cathy lee	Individual	Support	No

Comments:

I support this bill.

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Submitted on: 2/1/2021 2:09:36 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
JOY SCHOENECKER	Individual	Oppose	No

Comments:

This bill is not clearly stated. It needs clarification.

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Submitted on: 2/1/2021 2:11:59 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Philip Nerney	Individual	Oppose	No

Comments:

This bill represents an unwarranted infringement upon association self-government and on private property rights. Private associations should be at liberty to make determinations with respect to rental policies.