
HOUSE CONCURRENT RESOLUTION

REQUESTING THE AUDITOR TO CONDUCT A SUNRISE REVIEW OF THE
LICENSURE AND REGULATION OF ASSOCIATION MANAGERS.

1 WHEREAS, due to the effects of climate change and the
2 establishment of more stringent structural facility maintenance
3 requirements, it is more important than ever that homeowners'
4 associations, planned community associations, cooperative
5 housing corporations, and condominium unit owners' associations
6 are properly managed to protect the life and safety of
7 residents; and

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9 WHEREAS, an estimated three hundred sixty thousand people
10 in the State, or about one in four persons, live in a property
11 managed by these types of associations; and

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13 WHEREAS, these associations are typically governed by
14 volunteer boards of directors who often have limited expertise
15 in financing, property management, or engineering; and

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17 WHEREAS, therefore, it is crucial that the professional
18 managers hired to manage the day-to-day operations of these
19 associations possess the specialized knowledge and expertise
20 required to properly service these entities; and

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22 WHEREAS, licensing these professional managers will help to
23 increase accountability and improve the safety of residents,
24 guests, and property; and

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26 WHEREAS, Senate Bill No. , introduced during the 2023
27 Regular Session, proposes the regulation and licensure of
28 managers of homeowners' associations, planned community
29 associations, cooperative housing corporations, and condominium
30 unit owners' associations; and

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32 WHEREAS, section 26H-6, Hawaii Revised Statutes, requires
33 new measures subjecting unregulated professions and vocations to



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1 licensing or other regulatory controls to be referred to the
2 Auditor for analysis; and

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4 WHEREAS, section 26H-6, Hawaii Revised Statutes, further
5 requires that referral to the Auditor shall be by a concurrent
6 resolution that identifies a specific legislative bill to be
7 analyzed; and

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9 WHEREAS, it is appropriate for the Auditor to conduct a
10 sunrise review of this profession prior to the State enacting
11 regulatory legislation; now, therefore,

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13 BE IT RESOLVED by the House of Representatives of the
14 Thirty-second Legislature of the State of Hawaii, Regular
15 Session of 2023, the Senate concurring, that the Auditor is
16 requested to conduct a sunrise review of the licensure and
17 regulation of managers of homeowners' associations, planned
18 community associations, cooperative housing corporations, and
19 condominium unit owners' associations as established in Senate
20 Bill No. _____, introduced during the 2023 Regular Session; and

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22 BE IT FURTHER RESOLVED that the Auditor is requested to
23 submit a report of the Auditor's findings to the Legislature no
24 later than twenty days prior to the Regular Session of 2024; and

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26 BE IT FURTHER RESOLVED that a certified copy of this
27 Concurrent Resolution be transmitted to the Auditor.

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30 OFFERED BY: James S. Kay

JAN 19 2023

