STAND. COM. REP. NO. 205

Honolulu, Hawaii

FEB 06 , 2025

RE: H.B. No. 276

H.D. 1

Honorable Nadine K. Nakamura Speaker, House of Representatives Thirty-Third State Legislature Regular Session of 2025 State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 276 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose of this measure is to exclude a homeowner-developer of a condominium property regime from the annual requirement to file a developer's report and pay a fee if the homeowner's development consists of no more than two units, under certain conditions.

Your Committee received testimony in support of this measure from the Grassroot Institute of Hawaii and one individual.

Your Committee finds that under existing law, homeowners who subdivide their property into two units under a condominium property regime are considered developers, and are therefore required to file annual reports and pay a fee, even when they are not actively selling or developing additional units. This requirement places an unnecessary burden on homeowners who permanently reside in one unit and do not intend to sell their unit in the development. This measure will alleviate the administrative and financial burden of a homeowner-developer who develops no more than two units in a condominium property regime, one of which is the homeowner-developer's primary residence.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making a technical, nonsubstantive amendment for 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 is in accord with the intent and purpose of H.B. No. 276, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 276, 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,

LUKE A. EVSLIN, Chair

State of Hawaii House of Representatives The Thirty-third Legislature

HSCR 205

Record of Votes of the Committee on Housing

Bill	/Resolution No.: HB 276	Committee	Referral:	Date	2/5/25		
				,,,	0/1/63		
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)							
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	HSG Men	abers	Ayes	Ayes (WR)	Nays	Excused	
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2.	MIYAKE, Tyson K. (VC)					
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3.	COCHRAN, Elle	1					
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4.	GRANDINETTI, Tin	a Nakada		TO A PAGE 1			
5.	KILA, Darius K.						
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6.	KITAGAWA, Lisa						
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8.	MURAOKA, Christo	oher L.					
9.	PIERICK, Elijah						
	TOTAL (9) /	6	O	D	3	
The	recommendation is:	M Adopted	□ Not Adopte	d			
If joint referral, did not support recommendation.							
Vice Chair's or designee's signature:							
Disti	Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO						