

Honolulu, Hawaii

APR 24 2025

RE: S.B. No. 385
S.D. 1
H.D. 1
C.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

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

Sir and Madam:

Your Committee on Conference on the disagreeing vote of the Senate to the amendments proposed by the House of Representatives in S.B. No. 385, S.D. 1, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Require condominium associations to provide electronic copies of their governing documents, as amended or restated, to unit owners or their authorized agents, upon request, at no cost; and
- (2) Repeal the authority of condominium associations to charge a fee for administrative costs associated with the handling of a request for association documents.



Your Committee on Conference finds that existing laws regulating condominiums are based upon principles of self-governance, owner enforcement, alternative dispute resolution, and limited government intervention. Your Committee on Conference further finds that condominium unit owners' access to condominium associations' governing documents is essential for condominium unit owners to effectively govern themselves and enforce the covenants, conditions, and restrictions of their associations. Existing law, however, authorizes condominium associations to charge a fee to provide a copy of governing documents to unit owners, which can create barriers for owners. Providing copies electronically is a reasonable solution to promote transparency and accessibility.

Your Committee on Conference has amended this measure by making it effective upon its approval.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of S.B. No. 385, S.D. 1, H.D. 1, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 385, S.D. 1, H.D. 1, C.D. 1.

Respectfully submitted on behalf
of the managers:

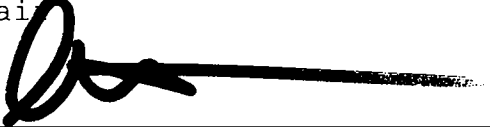
ON THE PART OF THE HOUSE



SCOT Z. MATSUYOSHI
Chair

ON THE PART OF THE SENATE



TERRETT LEOHOKALOLE
Chair

ANGUS L.K. MCKELVEY
Co-Chair

Hawai'i State Legislature

Record of Votes of a Conference Committee

CCR 24

Bill / Concurrent Resolution No.: SB 385, SD 1, HD 1					Date/Time: 4/22/25 1:46 PM				
<input checked="" type="checkbox"/> The recommendation of the House and Senate managers is to pass with amendments (CD).									
<input type="checkbox"/> The Committee is reconsidering its previous decision.									
<input type="checkbox"/> The recommendation of the Senate Manager(s) is to AGREE to the House amendments made to the Senate Measure					<input type="checkbox"/> The recommendation of the House Manager(s) is to AGREE to the Senate amendments made to the House Measure.				
Senate Managers	A	WR	N	E	House Managers	A	WR	N	E
KEOHOKALOLE, Jarrett, Chr.	✓				MATAYOSHI, Scot Z., Chr.	✓			
MCKELVEY, Angus L.K., Co-Chr.	✓				CHUN, Cory M.	✓			
AWA, Brenton				✓	IWAMOTO, Kim Coco				✓
					PIERICK, Elijah	✓			
TOTAL	2			1	TOTAL	3			1
<div style="display: flex; justify-content: space-between;"> A = Aye WR = Aye with Reservations N = Nay E = Excused </div>									
Senate Recommendation is:					House Recommendation is:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted					<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Senate Lead Chair's or Designee's Signature:					House Lead Chair's or Designee's Signature:				
<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;">Distribution:</div> <div style="width: 20%; text-align: center;">Original <i>File with Conference Committee Report</i></div> <div style="width: 20%; text-align: center;">Yellow <i>House Clerk's Office</i></div> <div style="width: 20%; text-align: center;">Pink <i>Senate Clerk's Office</i></div> <div style="width: 20%; text-align: center;">Goldenrod <i>Drafting Agency</i></div> </div>									