

STAND. COM. REP. NO.

884

Honolulu, Hawaii

FEB 28 2025

RE: S.B. No. 804
S.D. 2

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

Sir:

Your Committees on Ways and Means and Judiciary, to which was referred S.B. No. 804, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO INSURANCE FOR HAWAII
CONDOMINIUM PROPERTIES,"

beg leave to report as follows:

The purpose and intent of this measure is to address the significant increase in the cost of condominium building master insurance policies.

Specifically, this measure:

- (1) Requires property insurers to offer specific discounts to condominium associations that undertake risk mitigation strategies to improve building safety and resilience; and
- (2) Regulates insurance premium increases for condominium properties that have undertaken life safety evaluations and the installation of fire safety upgrades.

Your Committees received written comments in support of this measure from three individuals.



Your Committees received written comments in opposition to this measure from the National Association of Mutual Insurance Companies.

Your Committees received written comments on this measure from the Department of the Attorney General and the Department of Commerce and Consumer Affairs.

Your Committees find that condominium associations face significant challenges purchasing adequate property insurance to cover condominium projects. The availability of master property insurance policies for condominium projects continues to decrease while premiums for the policies rise. Your Committees further find that improving the risk profile of aging condominium projects through maintenance, safety measures, and mitigation strategies can positively impact insurance coverage. Accordingly, condominium associations that undertake these measures should benefit from lower insurance premiums.

Your Committees have amended this measure by:

- (1) Adding a section to clarify that the measure does not apply retroactively;
- (2) Adding a section to clarify that the measure does not retroactively impair contracts; and
- (3) Making technical, nonsubstantive purposes of clarity, consistency, and style.

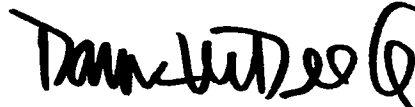
As affirmed by the records of votes of the members of your Committees on Ways and Means and Judiciary that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 804, S.D. 1, as amended herein, and recommend that it pass Third Reading in the form attached hereto as S.B. No. 804, S.D. 2.



Respectfully submitted on
behalf of the members of the
Committees on Ways and Means
and Judiciary,



KARL RHOADS, Chair



DONOVAN M. DELA CRUZ, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

Bill / Resolution No.:* SB804 SD1	Committee Referral: CPN, WAM/JDC	Date: 2-19-2025		
<div style="display: flex; align-items: flex-start;"><div style="margin-right: 20px;"><input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____</div></div>				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"><div><input type="checkbox"/> Pass, unamended 2312</div><div><input checked="" type="checkbox"/> Pass, with amendments 2311</div><div><input type="checkbox"/> Hold 2310</div><div><input type="checkbox"/> Recommit 2313</div></div>				
Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	/			
MORIWAKI, Sharon Y. (VC)	/			
AQUINO, Henry J.C.	/			
DECOITE, Lynn	/			
ELEFANTE, Brandon J.C.	/			
HASHIMOTO, Troy N.	/			
INOUE, Lorraine R.	/			
KANUHA, Dru Mamo	/			
KIDANI, Michelle N.	/			
KIM, Donna Mercado	/			
LEE, Chris	/			
WAKAI, Glenn	/			
FEVELLA, Kurt	/			
TOTAL	13	0	0	0
Recommendation: <div style="display: flex; justify-content: space-around; align-items: center;"><div><input checked="" type="checkbox"/> Adopted</div><div><input type="checkbox"/> Not Adopted</div></div>				
Chair's or Designee's Signature: <div style="text-align: center; margin-top: 10px;"></div>				
Distribution: <div style="display: flex; justify-content: space-between; font-size: small;"><div>Original File with Committee Report</div><div>Yellow Clerk's Office</div><div>Pink Drafting Agency</div><div>Goldenrod Committee File Copy</div></div>				

*Only one measure per Record of Votes

The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Judiciary
JDC

Bill / Resolution No.:* <i>SB 804, SD 1</i>	Committee Referral: <i>CPN, WAM/JDC</i>	Date: <i>2/19/25</i>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input type="checkbox"/> Pass, unamended 2312 </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, with amendments 2311 </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310 </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313 </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)				✓
CHANG, Stanley	✓			
SAN BUENAVENTURA, Joy A.	✓			
AWA, Brenton	✓			
TOTAL	4			1
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted </div>				
Chair's or Designee's Signature: <i>[Signature]</i>				
Distribution: <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 5px;"> Original File with Committee Report Yellow Clerk's Office Pink Drafting Agency Goldenrod Committee File Copy </div>				

*Only one measure per Record of Votes