

STAND. COM. REP. NO.

761

Honolulu, Hawaii

FEB 14 , 2025

RE: H.B. No. 252
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. 252
entitled:

"A BILL FOR AN ACT RELATING TO MANAGING AGENTS,"

begs leave to report as follows:

The purpose of this measure is to require managing agents for
residential condominium properties over seventy-five feet in
height to have commercial property management experience.

Your Committee received testimony in support of this measure
from the Hawai'i Association of REALTORS and three individuals.
Your Committee received testimony in opposition to this measure
from the Hawaii Legislative Action Committee of the Community
Associations Institute and eight individuals. Your Committee
received comments on this measure from the Real Estate Commission;
Hawaii Council of Community Associations; and two individuals.

Your Committee finds that residential high-rise condominium
properties have complex operational, safety, and financial
management needs similar to commercial buildings. Additionally,
these condominiums may also lease available space to other
commercial businesses. Volunteer condominium board members rely
on managing agents to navigate these challenges effectively. This
measure seeks to ensure that high-rise condominium properties are

2025-1811 HB252 HD1 HSCR HMSO



managed efficiently and responsibly by requiring managing agents to have commercial property management experience.

However, your Committee notes the various concerns raised in testimony, particularly about what qualifies as "experience" for managing agents and whether they should be required to obtain a professional license or an equivalent educational accreditation. Additional concerns were raised about the differences between managing residential and commercial properties and whether experience in one area is sufficient for the other. Your Committee appreciates these concerns but believes that this dialogue should be continued by your Committee on Consumer Protection & Commerce, where matters of condominium governance and management are more appropriately addressed. Your Committee therefore respectfully requests your Committee on Consumer Protection & Commerce, should it deliberate on this measure, to address these concerns and determine the most preferred approach as this measure moves through the legislative process.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of 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. 252, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 252, 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



HSCR 761

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB252	Committee Referral: HSG, CPC	Date: 2/12/25
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The committee is reconsidering its previous decision on the measure.

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)

HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)	✓			
2. MIYAKE, Tyson K. (VC)	✓			
3. COCHRAN, Elle				✓
4. GRANDINETTI, Tina Nakada	✓			
5. KILA, Darius K.	✓			
6. KITAGAWA, Lisa	✓			
7. LA CHICA, Trish	✓			
8. MURAOKA, Christopher L.	✓			
9. PIERICK, Elijah	✓			
TOTAL (9)	8	0	0	1

The recommendation is: Adopted Not Adopted
 If joint referral, _____ did not support recommendation.
committee acronym(s)

Vice Chair's or designee's signature: Tyson Miyake

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