

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

ON THE PART OF THE SENATE



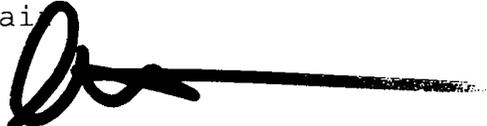
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SCOT Z. MATUYOSHI  
Chair



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KERRETT LEHOKALOLE  
Chair



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ANGUS L.K. MCKELVEY  
Co-Chair



Hawai'i State Legislature

CCR 24

Record of Votes of a Conference Committee

Bill / Concurrent Resolution No.: <b>SB 385, SD 1, HD 1</b>	Date/Time: 4/22/25 1:46 PM
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The recommendation of the House and Senate managers is to pass with amendments (CD).

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.
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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	✓			
<b>TOTAL</b>	2			1	<b>TOTAL</b>	3			1

A = Aye      WR = Aye with Reservations      N = Nay      E = Excused

Senate Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted	House Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted
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Senate Lead Chair's or Designee's Signature: 	House Lead Chair's or Designee's Signature: 
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**Distribution:**      Original      Yellow      Pink      Goldenrod  
 File with Conference Committee Report      House Clerk's Office      Senate Clerk's Office      Drafting Agency