

Real Estate Commission Bulletin



Fee Increases Effective October 10, 2016

The Professional and Vocational Licensing (“PVL”) Division and the Regulated Industries Complaints Office (“RICO”) held a public hearing on July 6, 2016 at the Department of Commerce and Consumer Affairs (“DCCA”) to hear all persons interested in the proposed amendments to Hawaii Administrative Rules (“HAR”) chapter 16-53, pertaining to fees.

The purposes of the proposed amendments are to 1) Increase and or right-size the fee structures of the 49 regulatory licensing areas in the PVL and RICO; 2) In addition to technical, non-substantive revisions throughout the chapter, changes are made to Subchapter 1 – General Provisions; and Subchapter 2 – Fees.

There are approximately 150,500 licensees in the State. Fees have not increased since 1982, when DCCA became self-sufficient. Although gross revenues to the division have gradually increased as the number of licensees have increased, PVL and RICO are both finding it increasingly difficult to implement necessary improvement to services, as hard costs continue to rise. Initial license fees, renewal fees, compliance resolution fund fees (the RICO revenue source), and education fund fees will be increased by an average of 37.1%.

In October 2014, pursuant to Hawaii Revised Statutes §26-8, former Governor Abercrombie and the Department of Budget and Finance authorized a temporary fee increase of 23%. The temporary increase represented a short-term strategy to obtain initial funding to replace antiquated 1980s database systems. This effort was part of a long-range plan to address not only immediate database needs, but also long-term revenue shortfalls.

The fees will be used to replace outdated computer systems which will allow PVL to process applications and renewals faster, and provide more online functions that will update licensees as the application process progresses. RICO will be able to allow consumers to file complaints online and to receive updates as the investigation process continues. Vacancies at RICO will be filled. The increased fees will allow the DCCA to continue to maintain and improve services to licensees and consumers.

The proposed rules may be reviewed in person free of charge at PVL during working hours. The full text of the proposed rules is available and may be downloaded free of charge at http://cca.hawaii.gov/pvl/files/2015/12/HAR53-R_0915_Proposed.pdf

The proposed rules were passed, not including the incremental increase of 16% for license fees and compliance resolution fund fees to be imposed every 7 years. The rules were approved and signed by Governor Ige, and the effective date is October 10, 2016.

contents

Fee Increase Effective
October 10, 2016
(1, 2)

The Chair’s Message
(3)

Quoting Mortgage Rates
(3)

Online Renewals:
pvl.hawaii.gov/mypvl
(4)

Administrative Actions
(5 - 11)

Statutory/Rule Violation
(12-13)

2016 Legislation of Interest
(13 - 14)

2017 Core Course
(14)

Electronic Devices
in CE Classes
(14)

Preliminary Schools/
Continuing
Education Providers
(15)

Real Estate Commission
Meeting Schedule
(16)

Fee Increases Effective October 10, 2016 (cont. from page 1)

	TOTAL FEES	License/Reg	Application	Education Fund	Recovery Fund	Renew/Rereg	CRF
Broker, Corporation, Partnership, LLC, LLP							
Odd numbered year	\$486.00	\$84.00	\$50.00	\$68.00	\$84.00	\$74.00	\$126.00
Even numbered year	\$349.00	\$84.00	\$50.00	\$68.00	\$84.00		\$63.00
Renewal	\$343.00			\$68.00		\$149.00	\$126.00
Broker - Sole Proprietor							
Odd numbered year	\$65.00		\$65.00				
Even numbered year	\$65.00		\$65.00				
Renewal	\$298.00						
Salesperson, Broker-Salesperson, PB, BIC							
Odd numbered year	\$382.00	\$42.00	\$25.00	\$68.00	\$84.00	\$37.00	\$126.00
Even numbered year	\$282.00	\$42.00	\$25.00	\$68.00	\$84.00	\$37.00	\$63.00
Renewal	\$268.00			\$68.00		\$74.00	\$126.00
Branch Office							
Odd numbered year	\$382.00	\$42.00	\$25.00	\$68.00	\$84.00	\$37.00	\$126.00
Even numbered year	\$282.00	\$42.00	\$25.00	\$68.00	\$84.00		\$63.00
Renewal	\$268.00			\$68.00		\$74.00	\$126.00
Condo Hotel Operator							
Original							
Odd numbered year	\$374.00	\$130.00	\$50.00	\$68.00			\$126.00
Even numbered year	\$246.00	\$65.00	\$50.00	\$68.00			\$63.00
Reregistration	\$256.00					\$130.00	\$126.00
Condo Managing Agent							
Original							
Odd numbered year	\$294.00	\$130.00	\$64.00				\$100.00
Even numbered year	\$178.00	\$64.00	\$64.00				\$50.00
Reregistration	\$230.00					\$130.00	\$100.00

The Chair's Message



Aloha!

WHAT IS NON-JUDICIAL VS. JUDICIAL FORECLOSURE AND WHEN CAN YOU USE EACH?

This question suddenly became an important one to condominium associations across the state when the US District Court class action complaint against 72 condominium

associations was filed on August 10, 2016 ("Complaint").

The Complaint filed jointly by local and mainland counsel on behalf of a plaintiff class of former unit owners alleges that the defendant class and their agents, improperly used non-judicial foreclosure to unlawfully dispose of the plaintiffs' and plaintiff class members' units.

At the time of the incidents, Hawaii's law basically permitted two types of foreclosures under Chapter 667 of the Hawaii Revised Statutes ("HRS"), judicial and non-judicial. The most significant difference between the two was non-judicial foreclosure did not require court oversight or supervision and required notice through publication. It was said to be a more expedient and efficient way of foreclosing on property. The HRS explained that when the foreclosure right is contained in the mortgage, then the lender of record, or its successor or appointee, may perform non-judicial foreclosure.

Hawaii's condominium statutes also mentioned Chapter 667, HRS. HRS §514B-146 states "[t]he lien of the association may be foreclosed by action or by non-judicial or power of sale foreclosure procedures set forth in chapter 667..." This seems to contradict HRS, Chapter 667's requirement that the power of sale be performed by the lender of record or its appointee.

The case revolves around the issue of whether a condominium association can perform non-judicial foreclosure or whether only lenders of record (e.g. mortgagees) can, and all can happen only if the right to perform non-judicial power of sale foreclosure is so stated in the mortgage. Although since the incidents the statutes have gone through some revisions, the issue is still very relevant today with all similarly situated condominium projects and associations.

The decision of this case is an important one. The decision will impact unit owner rights, association's imposition of maintenance fee liens, management company processes and agents' or counsels' representations in foreclosure actions. Also, there are underlying constitutional questions on whether non-judicial foreclosure cuts against the 14th amendment and the right to notice and a hearing. This long standing concern and the underpinning of a constitutional interpretation could also play into a determination of this case.

Today, 29 states permit non-judicial foreclosure and the case law dealing with constitutional issues, as well as interpretation remain prevalent in these jurisdictions.

The class action complaint is:

Plaintiff: Benita J. Brown, Craig Connelly and Kristine Connelly
Defendant: Porter McGuire Kiakona & Chow, LLP, Ekimoto & Morris, LLLC, AOA Terrazza/Corbella/Las Brisas/Tiburon, AOA Ko Olina Kai Golf Estates and Villas and Doe Defendants 1-100

Case Number: 1:2016cv00448

Filed: August 10, 2016

(s) Nikki Senter, Chair

Quoting Mortgage Rates

If a real estate licensee quotes mortgage rates to a consumer, the Division of Financial Institutions ("DFI"), Department of Commerce and Consumer Affairs, consider it unlicensed activity. Since the mortgage crisis, in 2008, Congress has taken a "hard line" in regulating mortgage transactions, which includes quoting rates.

DFI has enforced the law (Hawaii Revised Statutes, Chapter 454F) on many individuals who have quoted rates. Advertising appear to be proliferating by real estate licensees stating, for example,

"Call me for a quote," or "Let me tell you what your buying power is." Consumers who contact a real estate licensee for mortgage rates should be referred to a licensed mortgage loan officer. Consumers have been encouraged by DFI to file a complaint with the Regulated Industries Complaints Office ("RICO") if a real estate licensee is quoting mortgage amounts and rates.

Online Renewals: pvl.ehawaii.gov/mypvl

All real estate licenses (active and inactive) expire on December 31, 2016. Licensees must renew their license and pay the licensing fees by November 30, 2016 to ensure successful renewal before the license expiration date. Licenses that are not successfully renewed will be automatically forfeited as of January 1, 2017. A forfeited licensee is unlicensed and shall not engage in real estate activity, and cannot receive any compensation for real estate activity.

By law, the principal broker ("PB") is responsible for all the licenses of the brokerage firm. Using the "MyPVL" online service, the PB shall verify all associated licensees and initiate any corrections immediately. **Save this file number when creating your MyPVL account.** The file number for your brokerage is: **BPID-last4 (Business Person ID last 4 digits)**

All other licensees are able to access their license information via MyPVL using their individual license number and the last four digits of their social security number.

The licenses/registrations of the brokerage firm, PB, BIC(s), and RBO(s) should be simultaneously renewed during early November and **prior to** renewals of all associating licensees to ensure sufficient time to correct any problems and to ensure successful renewal of all associating licensees. If an associating licensee renews prior to the renewal of the PB, BIC(s), RBO(s), and brokerage firm, the associating licensee's renewal application will be held in "suspense" until the PB, BIC(s), RBO(s) and brokerage firm have successfully renewed all licenses.

PBs and BICs should complete all CE requirements as soon as possible as a successful renewal requires completing CE requirement prior to submitting the renewal application.

RENEWING ON ACTIVE STATUS: Individual licensees who renew their license on active status need to complete 20 hours of approved CE courses. Licensees are required to take the mandatory core course (totaling 8 hours) and elective courses (totaling 12 hours). The CE completion certificates are not submitted unless otherwise instructed. Any individual licensee who does not complete the CE requirement will be renewed on inactive status without further notice.

RENEWING ON INACTIVE STATUS: Individual licensees who renew their license on inactive status do not have to complete the CE requirement but must renew their license and pay the renewal fees by November 30, 2016. An inactive licensee desiring to change to active status shall submit the original CE certificates with a completed Change Form and a reactivation fee.

NEW SALESPERSON IN 2016: An individual issued a new salesperson license in calendar year 2016 and renewing the license by the renewal deadline of November 30, 2016, shall be deemed to have completed the CE requirement and will not have to complete the CE requirement for this license renewal.

CANDIDATES FOR LICENSURE: Subject to compliance with the license application deadline, a candidate for licensure may consider being licensed as of January 1, 2017, rather than being

licensed for the remaining months of 2016 and subject to renewal requirements. Please call the Real Estate Branch for information.

Key points to remember for license renewal:

1. A "MyPVL" account must be set up by the licensee to renew their license. (pvl.ehawaii.gov/mypvl/)
2. Please note the Chapter 53, Hawaii Revised Statutes, rule amendments for fee increases.

The fee increases are effective October 10, 2016.

3. A business address change can be done at the same time as renewal for both online and by paper at no cost. Previously, if a business address changed, a paper renewal application was required to be submitted together with a Change Form and a \$10 change fee.

Important dates to remember for license renewal:

1. A "coming soon" renewal announcement is on the Commission's website along with a renewal FAQ. The online renewal system, including hard copy renewal applications, became available on the go-live online renewal date of Monday, October 17, 2016.
2. October 14, 2016 – Renewal notices mailed to all licensees.
3. October 17, 2016, 10:00 a.m. HST – On-line renewal goes LIVE. Go to pvl.ehawaii.gov/mypvl
4. November 4, 2016 – Reminder notice mailed out.
5. November 30, 2016 – RENEWAL DEADLINE to ensure issuance of pocket card by January 1, 2017.
6. December 31, 2016 – Last day for the online system to be available. Renewal site to shut down at 11:59 p.m.

If a licensee answers "YES" to any of the following questions on the renewal application, the online renewal system will NOT allow the licensee to proceed with the online renewal:

1. In the past 2 years has your license in this state or any other jurisdiction been formally disciplined by way of a fine, suspension, restriction, or revocation?
2. Are there any disciplinary actions pending against you in this state or any other jurisdiction?
3. In the past 2 years have you been convicted of a crime in which the conviction has not been annulled or expunged?

Licensees answering "YES" to any of the above questions must obtain a renewal application by contacting the Professional and Vocational Licensing Division at (808) 586-3000.

Administrative Actions

April 2016

Albert L. Joy

RB 15727

Case No. REC 2013-91-L

Dated 4/29/16

Findings of Facts:

Respondent was originally licensed as a real estate broker, License No. RB 15727, on or about March 25, 1991.

Both of Respondent's parents had been principals in a family-owned real estate business for many years. After Respondent's father passed away, Respondent inherited many of the responsibilities of the business.

Respondent developed a high-volume niche in the Real Estate Owned ("REO") market, where he assisted foreclosing banks in restoring and reselling distressed properties.

Because of the high volume of transactions, Respondent hired a mortgage broker, Estrellita Miguel, to facilitate prospective buyers interested in purchasing the distressed properties. Although Miguel was associated with Respondent's real estate firm, she had her own office and sales staff.

In or about 2006, a residence in foreclosure on Renton Road in Ewa Beach, Hawaii ("Renton Road Property") came to Respondent's attention as a good candidate for rehabilitation.

Respondent contacted a friend, Gerald Honma, who had been interested in such a project. Honma was to find the money to bring the Renton Road Property out of foreclosure, take title to the property, take out a loan secured by the property, pay off the note and the investors who had funded the initial delinquent note restoration, improve the degraded condition of the property, and enable the resident to regain title and to remain in the home, making monthly payments on the new note that would be considerably lower than what was required by the former note.

Honma gave Miguel a signed but otherwise blank application for financing. Miguel returned the application to Honma filled in and indicating that the Renton Road Property was intended to be Honma's "primary residence". Honma asked Respondent about that representation in the application. Respondent called Miguel and was informed that it was necessary to get the hundred percent financing, there would be no harm, and the transaction would be completed within a few months. Respondent passed the information to Honma and the loan application was processed.

In a subsequent federal investigation into the lending practices of Miguel and Easy Mortgage¹, it was determined that Respondent's 2006 personal income tax return should have, but did not, include all of the real estate income and expenses of Respondent's business.

On or about September 21, 2012, an Information was filed in the United States District Court for the District of Hawaii in a case designated as United States of America vs. Albert Lonoikauakini Joy, Cr. No. 12-01015 SOM ("Criminal Case").

The Information charged Respondent with one count of wire fraud and one count of filing a false tax return.

On September 24, 2012, Respondent entered into a Plea Agreement in the Criminal Case and admitted the following facts:

Respondent approached the owner of the Renton Road Property after learning that the owner was in danger of losing her residence through a foreclosure action.

Respondent offered the owner an opportunity to avoid foreclosure by deeding title to the property to a business associate.

Respondent assured the owner that he and his business associate would permit her to continue to reside in the property, and that she would then pay rent to Respondent's business associate in order to continue to reside in the Renton Road Property.

On or about August 11, 2006, Respondent completed a buy-sell contract between the owner and Respondent's business associate setting forth an agreed sale price for the Renton Road Property of \$300,000.00.

In order to complete the transaction, Respondent arranged for his business associate to apply for residential loan financing through Easy Mortgage by completing the required "Uniform Residential Loan Application, Form 1003". Respondent and his associate agreed, among other things, that in order to qualify for 100% financing, the associate would represent on the Form 1003 that he intended to reside in the property as his primary residence, a requirement known to Respondent as a prerequisite for 100% residential loan financing.

¹ On or about June 12, 2012, Miguel entered into a plea agreement in the Federal District Court in which she entered a voluntary plea of guilty to the charges of knowingly conspiring and agreeing with others to commit federal offenses, to wit, conspiracy to commit wire fraud and making false statements on loan applications, wire fraud, mortgage loan fraud and money laundering. Miguel acknowledged, among other facts, that during the period from about September 2003 to 2008, she worked as a loan broker, loan officer and real estate agent while running the business of "Easy Mortgage". During this period, Miguel knowingly prepared and caused to be prepared loan application and origination forms with false information including inflated income amounts and false representations regarding the borrower's intent to occupy the property as a primary residence.

Administrative Actions (cont. from page 5)

On or about October 9, 2006, Respondent's associate submitted the Form 1003 to IMPAC, a mortgage lender, with his signature falsely certifying that he intended to reside at the Renton Road Property.

On or about November 1, 2006, based upon the false representations in the Form 1003, IMPAC agreed to finance the loan and transmitted two money wires in interstate commerce by wiring, from its place of business in California, to Hawaii, funds in the amount of \$232,811.65 and \$60,011.28.

On or about October 2006, the residential loan for Respondent's associate's purchase of the Renton Road Property occurred at the offices of Old Republic Title in Honolulu, Hawaii.

During tax calendar year 2006, Respondent, as the sole proprietor and operator of Hawaii Real Estate Professionals, earned Schedule C gross receipts of \$1,125,888.00.

Respondent filed his Federal Income Tax Form 1040 on or about October 15, 2007 and reported Schedule C gross receipts of \$115,319.00. Respondent filed his 2006 1040 return knowing that he had under-reported his Schedule C gross receipts. Respondent's Schedule C gross receipts were in fact \$1,125,888.00, not \$115,319.00.

Respondent agreed to and did plead guilty to one count each of wire fraud and filing a false tax return. On or about July 2014, Respondent was sentenced to 5 years probation², assessed a fine of \$200.00, and ordered to pay restitution to the Internal Revenue Service in the total sum of \$43,865.00.

The preponderance of the evidence proved and Respondent readily acknowledged that by virtue of his conviction for wire fraud and filing a false tax return, he violated HRS §467-14(20), along with HRS §§436B-19(12) and (14).

Real Estate Commission
Hearing: March 24, 2016

RESPONDENT'S STATEMENT OF EXCEPTIONS TO PROPOSED FINAL ORDER

Although Respondent takes no exception to the adoption of the Hearing Officer's findings of fact and conclusions of law, exception is taken to the Commission's rejection of the Hearing Officer's recommended disciplinary sanctions. The significance of the Commission's adoption of the Hearing Officer's Findings of Fact and Conclusions of Law is that they become the factual record upon which a variance of the sanc-

tion to be imposed must be based. However, the Proposed Final Order suggests reliance or misapplication of other facts not in the record and not grounded in truth or evidence.

Upon review of the record in this proceeding, the Commission adopts the Hearings Officer's recommended findings of fact and conclusions of law. However, regarding the Hearings Officer's recommended disciplinary sanctions, the Commission notes the volume of transactions and the number of persons involved, and that Respondent's gross receipts exceed \$1 million dollars. Having served as a broker since 1991, Respondent should have known that his conduct violated all professional, ethical, and legal standards. The Commission emphasizes that the public has a right to expect that the real estate licensee they are dealing with on what is usually the largest purchase they make in their life is honest and trustworthy. Respondent was clearly not.

This paragraph states that the Commission finds the Hearings Officer's recommended sanctions are insufficient due to "the number of persons involved" and the corporation's gross receipts exceeding \$1 million. However, Respondent's offense conduct involved only a single real estate transaction in 2006, out of the hundreds of transactions that contributed to the business' gross receipts. In that single transaction only two persons were involved, not numerous as implied by rationale given: "the number of persons involved". In fact there was no default and no lender lost any money. No restitution was ever claimed or found to be owed. Respondent was not even the principal participant.

Respondent's tax liability was determined, after exhaustive analysis, to be \$43,865. The reference to the business' "gross receipts exceed \$1 million dollars" is misplaced because it either gives a false impression of wrongdoing relative to the dramatically lower tax liability or implies a mistaken belief that Respondent was part of Estrellita "Esther" Miguel's conspiracy.

It was against the facts recited in his report that the Hearings Officer weighed Respondent's years of community service, attested good character, and expressed remorse and repentance and determined that he is a good candidate for probation.

The Commission should note that Respondent has served our community well for almost 30 years in spite of this aberrant misstep and should adopt the recommendations of its Hearing Officer in its entirety.

² Respondent was also required to serve a total of 45 days of intermittent confinement for 15 consecutive weekends at the Federal Detention Center.

Administrative Actions (cont. from page 6)

Sanction: In determining an appropriate sanction, the Hearings Officer is mindful of the Commission's responsibility for ensuring that only qualified individuals are allowed to engage in the activities of a real estate broker. Indeed, the criminal offenses for which Respondent was convicted raise serious concerns regarding his qualifications and ability to serve the public in an honest and trustworthy manner. On the other hand, the evidence demonstrated that prior to his guilty plea and conviction in the Criminal Case, Respondent had established a history of providing professional real estate services to consumers and lending institutions with no complaints. It was also apparent from the record that Respondent enjoys strong support from the community he has served and been a part of for many years. More importantly, Respondent's obvious remorse and complete acceptance of responsibility for his actions here and in the Criminal Case were apparent throughout this proceeding. In sum, the recommended sanctions are based on a careful consideration of the entire record of this proceeding, including, but not limited to, the nature and severity of the violations involved, the absence of direct consumer harm, the various mitigating factors presented on Respondent's behalf including Respondent's own willingness to take responsibility for his actions, and an assessment of Respondent's sincerity, credibility, and remorsefulness based upon his testimony and other evidence adduced at the hearing.

Probation for six (6) months from the date of the Commission's Final Order pursuant to the following terms and conditions:

Respondent shall enroll in and successfully complete an education course or courses to be determined by the Commission.

Fine of \$500.00 for each violation for a total fine amount of \$1,500.00.

During the probation period, Respondent shall be permitted to engage in the activities of a real estate broker provided he complies with and otherwise obeys all applicable laws. The Hearings Officer further recommends that upon successful completion of probation Respondent's real estate broker's license be fully restored. If, however, Respondent violates the terms of the Commission's Final Order in any respect, the Commission, upon the filing of an affidavit from the Regulated Industries Complaints Office attesting to the violation and without further notice or hearing, may order that Respondent's license be revoked. In that event, Respondent shall be required to immediately submit all indicia of licensure as a real estate broker in the State of Hawaii to the Executive Officer of the Commission.

Violations: HRS §467-14(20), §436B-19(12) and §436B-19(14).

July 2016

J. Rex Pippin
a.k.a. James Rex Pippin
RB 18021

Case No. REC 2015-208-L
Dated 7/29/16

Allegations:

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

The Respondent did not disclose the Conviction in answer to a licensing application question that asked about criminal convictions.

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction.

Violations: HRS §436B-19(2), (5), (12), (14), (17) and HRS §467-20.

Fine of \$1,000.00.

Jill M. Federizo
RB 20695

Case No. REC 2014-148-L
Dated 7/29/16

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Allegations:

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, self-reported the Conviction in writing to the Commission.

Administrative Actions (cont. from page 7)

Jefferson B. Gerard
RB 18318

Case No. REC 2014-245-L
Dated 7/29/16

Allegations:

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Sean Ross Barnes
RS 73909

Case No. REC 2014-461-L
Dated 7/29/16

Allegations:

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, self-reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Jenara Lewis
f.k.a. Jenara Stadler
RS 72472

Case No. REC 2015-5-L
Dated 7/29/16

Allegations:

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, self-reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Naoko Okada
RS 74433

Case No. REC 2015-134-L
Dated 7/29/16

Allegations:

In or around 2015 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, self-reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Administrative Actions (cont. from page 8)

Denise Nakanishi-Andre
RS 70210

Case No. REC 2015-149-L
Dated 7/29/16

Allegations:

In or around 2015 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant (“OVUII”) or what is commonly referred to in this State as a “DUI” - driving under the influence (hereafter “Conviction”).

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, self-reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Francis E. Chandler, III
RS 67161

Case No. REC 2013-96-L
Dated 7/29/16

Findings of Fact:

Respondent became a licensed real estate salesperson under License No. RS 67161 issued December 31, 2005.

Respondent’s license expired on December 31, 2010, and was forfeited on December 31, 2015.

On or about April 8, 2010, the United States filed an indictment against Respondent in the United States District Court for the District of Hawaii, Case No. CR10-00134DAE (“the Indictment”).

The Indictment was based on a grand jury charge that on or about September 27, 2008, Respondent violated Title 18, Section 287, of the United States Code by making and presenting a claim upon and against the United States Treasury Department, the Internal Revenue Service, for a tax refund in the amount of \$3,969,012.00, knowing at the time he made the claim that it was false, fictitious, and fraudulent.

On December 14, 2012, the United States filed an Information against Respondent in the United States District Court for the District of Hawaii, Case No. CR12-01258LEK stating two counts against Respondent (“Information”).

Count I of the Information alleged that on or about September 27, 2008, in the District of Hawaii, Respondent violated title 18, section 287, of the United States Code by making and presenting a claim upon and against the United States Treasury Department, the Internal Revenue Service, for a tax refund in the amount of \$3,969,012.00, knowing at the time he made the claim that it was false, fictitious, and fraudulent.

Count II of the Information alleged that on or about April 22 and 28, 2010, in the District of Hawaii, in violation of Title 18, Section 1521, of the United States Code, Respondent filed, attempted to file, and caused to be filed in the public records of the State of Hawaii, Bureau of Conveyances, a false lien and encumbrance, that is, a UCC Financing Statement, against the property of four employees of the United States, on account of each employee’s performance of official duties in

prosecuting or presiding over Criminal Case No. 10-00134DAE against Respondent, knowing and having reason to know that such lien and encumbrance was false and that it contained materially false and fictitious statements and representations that Respondent had a claim for debt against these employees, whereas Respondent knew and had reason to know that he did not have a claim for a debt against them.

On February 11, 2013, Respondent entered into a filed Memorandum of Plea Agreement with the United States in Case No. CR12-01258LEK, under which Respondent agreed to enter a voluntary plea of guilty as to Counts I and II of the Information.

On June 12, 2014, the United States District Court sentenced Respondent to: (1) imprisonment for a term of 37 months as to each of Counts I and II, to run concurrently; (2) supervised release for three years as to each of Counts I and II, to run concurrently; (3) restitution in the amount of \$3,066,629.32 as to Count I; and (4) a special assessment of \$200.00.

The events that gave rise to the Indictment and the Information took place at a time when Respondent’s real estate license was current and in effect.

Violations: HRS §§436B-19(2), 467-14(8) and 467-14(20).

Order: Real Estate License revoked.

However, the Hearings Officer does not recommend that a fine be imposed. Respondent is still incarcerated under the terms of the criminal judgment against him. When he is released from prison, he faces a very large restitution obligation to the United States. The chances of the State of Hawaii successfully collecting any fine therefore look exceedingly slim. The Hearings Officer sees no point in imposing any symbolic fine in this case.

Administrative Actions (cont. from page 9)

August 2016

Terry L. Weaver

RS 74104

Case No. REC 2015-96-L

Dated 8/26/16

Allegations:

In or around 2015 the Respondent was convicted in Hawaii (of the crime of operating a vehicle under the influence of an intoxicant (“OVUII”) or what is commonly referred to in this State as a “DUI” - driving under the influence (hereafter “Conviction”).

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction, and, reported the Conviction in writing to the Commission.

Violations: HRS §436B-19(12), (14), (17).

Fine of \$500.00.

Solcrest Properties LLC and Meredith

Stuart Murphy

RB 17727

Case Nos. REC 2009-217-L; REC 2009-218-L; REC 2009-224-L; REC 2009-225-L; REC 2009-227-L; REC 2009-232-L; REC 2009-248-L {Consolidated Cases}

Dated 8/26/16

Representations by Respondent Meredith

Stuart Murphy:

Respondent represents that during the time specified in the Petitions things were very difficult because everything happened quickly and she was surprised by the whole thing, and, she did everything she could in the end to help clients including filing a RICO complaint against Respondent Solcrest Properties and/or the Klenners (the persons who owned and ran the company) and filing a police report too.

Violations: HRS §467-1.6(a), HRS §467-1.6(b)(1), HRS §467-1.6(b)(2), HRS §467-1.6(b)(3), HRS §467-14(7), HRS §467-14(13), HRS §467-14(20), HRS §436B-19(6), HRS §436B-19(7), HRS §436B-19(16), HAR §16-99-3(b), HAR §16-99-4(a), HAR §16-99-4(d), HAR §16-99-4(i) and HAR §16-99-4(j).

Voluntary revocation of Respondent’s license.

Toni A. Floerke

RB 16161

Case No. REC 2012-101-L

Dated 8/26/16

Allegations:

During all or part of the licensure period, the Respondent served as Chief Executive Officer and principal broker of Certified Management, Inc., d.b.a. Certified Hawaii (hereafter “Certified Hawaii”), a licensed real estate broker, and in that capacity had access to client funds belonging to association of apartment or unit owners.

In or around 2012, Certified Hawaii terminated the Respondent and reported to the Commission that the Respondent was believed to have misappropriated client funds. Thereafter RICO commenced an investigation in which, in reliance upon the advice of legal counsel, the Respondent promised to cooperate to the extent possible but declined to respond substantively because of the possibility of criminal charges.

In or around December 2014- February 2015, two *Felony Informations* were filed against the Respondent in the Circuit Court of the First Circuit, State of Hawaii, in *State of Hawaii v. Toni Ann Floerke*, CR. Nos. 14-1-189 and 15-1-0250 (hereafter “criminal proceedings”). The *Felony Informations* alleged numerous counts of theft in the first and second degree involving funds or property belonging to the Kekuilani Villas AOA, Kulana Knolls AOA, and Aeloa Terrace AOA.

On or about 10/27/15, a Judgment of Conviction and Probation Sentence were entered against the Respondent in the criminal proceedings (hereafter “Convictions”). Special conditions of the Convictions include

serving a 12 month prison sentence effective 7/29/16, and, making restitution to AOA Kekuilani Villa, AOA Kulana Knolls and AOA Aeloa Terrace in a sum totaling \$134,474.44.

On or about 11/13/15, a *Free Standing Order of Restitution* were entered in the criminal proceedings. The Orders involve the \$134,474.44 in restitution owed to the AOA(s), and, other court-ordered fees and assessments.

On or about 12/2/15, *Defendant’s Motion for Reconsideration of Order of Restitution; Declaration of Eric A. Seitz, et al.*, were filed on behalf of the Respondent in the criminal proceedings. The pleadings requested “an evidentiary hearing and the opportunity to subpoena and present testimony from individuals familiar with the facts pertaining to the reimbursements already paid by or in behalf of the Defendant,” stated that “long before these criminal cases were initiated the Defendant accepted responsibility for the losses alleged and attempted to make restitution,” and, urged the court to “determine the proper amounts and recipients for restitution so they may be repaid promptly.

Violations: HRS §436B-19(7), HRS §436B-19(12), HRS §436B-19(14), HRS §436B-19(17), HRS §467-14(7), HRS §467-14(8), HRS §467-14(13), HRS §467-14(16), HRS §467-14(20) and HAR §16-99-3(b).

Voluntary revocation of Respondent’s license.

Administrative Actions (cont. from page 10)

Kai J. Robson
RS 75638

Case No. REC 2015-162-L
Dated 8/26/16

Allegations:

In or around 2014 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

The Respondent did not disclose the Conviction in answer to the licensing application question that asks about criminal convictions.

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction.

Violations: HRS §436B-19(2), HRS §436B-19(5), HRS §436B-19(12), HRS §436B-19(14), HRS §436B-19(17) and HRS §467-20.

Fine of \$1,000.00.

Eric K. Ogata
RS 46663

Case No. REC 2015-256-L
Dated 8/26/16

Allegations:

In or around 2010 the Respondent was convicted in Hawaii of the crime of operating a vehicle under the influence of an intoxicant ("OVUII") or what is commonly referred to in this State as a "DUI" - driving under the influence (hereafter "Conviction").

The Respondent did not disclose the Conviction in answer to licensing application questions that asked about criminal convictions.

The Respondent fulfilled all Court-imposed terms and conditions of the Conviction.

Violations: HRS §436B-19(2), HRS §436B-19(5), HRS §436B-19(12), HRS §436B-19(14), HRS §436B-19(17) and HRS §467-20.

Fine of \$1,000.00.

Castle Resorts & Hotels, Inc. and Sandra-Lee Jane Rarick, aka Sandra-Lee Jane Pauline
RB 16549
RB 12541

Case No. REC 2015-145-L
Dated 8/26/16

Uncontested Facts:

Beginning on or about April 18, 1996, and at all relevant times thereafter, RARICK was the principal broker for CASTLE.

The real estate brokers' licenses of CASTLE and RARICK expired on or about December 31, 2014 and were restored on or about May 8, 2015.

That while their respective brokers' licenses were forfeited, CASTLE and RARICK engaged in the practice of real estate.

Representations by Respondent

RARICK asserts that she renewed her real estate broker's license in a timely manner, however, the license CASTLE was not timely renewed, resulting in RARICK's license being placed on inactive status by operation of law.

In previous years, CASTLE was sent a reminder of license renewal by the Department of Commerce and Consumer Affairs ("the Department"), but that this practice was stopped.

When she received her license in February of 2015, she saw that it was inactive.

She then called the Department of Professional and Vocational Licensing Division and spoke with an employee who informed her that notices were no longer sent to licensees.

She sent the forms back to the Department and was on a cruise in March of 2015 and out of touch with her office for 10 days thereafter.

Upon her return, she learned that one form had not been signed. She then signed it and returned it to the Department.

She is paid a salary and does not earn commissions as the principal broker for CASTLE.

Violations: HRS §467-7 (license required) and HRS §467-1.6(b)(7).

Administrative Fine. Respondents CASTLE and RARICK each agree to pay a separate fine in the amount of \$2,000.00 for a total fine of \$4,000.00

Statutory/Rule Violations

Settlement Agreement (Allegations/Sanction): The Respondent does not admit to the allegations set forth by the Regulated Industries Complaints Office (RICO) and denies having violated any licensing law or rule. The respondent enters in a Settlement Agreement as a compromise of the claims and to conserve on the expense of proceeding with a hearing on the matter.

Disciplinary Action (Factual Findings/Order): The respondent is found to have violated the specific laws and rules cited, and the Commission approves the recommended order of the Hearings Officer.

HRS §436B-19(2)	Engaging in false, fraudulent, or deceptive advertising, or making untruthful or improbable statements.
HRS §436B-19(5)	Procuring a license through fraud, misrepresentation, or deceit.
HRS §436B-19(6)	Aiding and abetting an unlicensed person to directly or indirectly perform activities requiring a license.
HRS §436B-19(7)	Professional misconduct, incompetence, gross negligence, or manifest incapacity in the practice of the licensed profession or vocation.
HRS §436B-19(12)	Failure to comply, observe, or adhere to any law in a manner such that the licensing authority deems the applicant or holder to be an unfit or improper person to hold a license.
HRS §436B-19(14)	Criminal conviction, whether by nolo contendere or otherwise, of a penal crime directly related to the qualifications, functions, or duties of the licensed profession or vocation.
HRS §436B-19(16)	Employing, utilizing, or attempting to employ or utilize at any time any person not licensed under the licensing laws where licensure is required.
HRS §436B-19(17)	Violating this chapter, the applicable licensing laws, or any rule or order of the licensing authority.
HRS §467-1.6(a)	The principal broker shall have direct management and supervision of the brokerage firm and its real estate licensees.
HRS §467-1.6(b)1	The principal broker shall be responsible for the client trust accounts, disbursements from those accounts, and the brokerage firm's accounting practices;
HRS §467-1.6(b)2	The principal broker shall be responsible the brokerage firm's records, contracts, and documents.
HRS §467-1.6(b)3	The principal broker shall be responsible for all real estate contracts of the brokerage firm and its handling by the associated real estate salesperson
HRS §467-1.6(b)7	Ensuring that the licenses of all associated real estate licensees and the brokerage firm license are current and active;
HRS §467-7	No person within the purview of this chapter shall act as real estate broker or real estate salesperson, or shall advertise, or assume to act as real estate broker or real estate salesperson without a license previously obtained under and in compliance with this chapter and the rules and regulations of the real estate commission.
HRS §467-14(7)	Failing to account for moneys belonging to others.
HRS §467-14(8)	Conduct constituting fraudulent or dishonest dealings.
HRS §467-14(13)	Violating this chapter, chapters 484, 514A, 514B, 514E, or 515, or section §516-71, or the rules adopted pursuant thereto.
HRS §467-14(16)	Converting other people's moneys to the licensees own use.
HRS §467-14(20)	Failure to maintain a reputation for or record of competency, honesty, truthfulness, financial integrity, and fair dealing.
HRS §467-20	False statement

Statutory/Rule Violations (cont. from page 12)

- HAR §16-99-3(b) The licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field. The licensee shall endeavor to eliminate any practices in the community which could be damaging to the public or to the dignity and integrity of the real estate profession. The licensee shall assist the commission in its efforts to regulate the practices of brokers and salespersons in this State.
- HAR §16-99-4(a) Every brokerage firm that does not immediately place all funds entrusted to the brokerage firm in a neutral escrow depository, shall maintain a trust fund account in this State with some bank or recognized depository, which is federally insured, and place all entrusted funds therein. The trust fund account shall designate the principal broker as trustee and all trust fund accounts, including interest bearing accounts, shall provide for payment of the funds upon demand.
- HAR §16-99-4(d) Every brokerage firm shall deposit or place trust funds received into a neutral escrow depository or in a trust fund account with some bank or recognized depository, which is federally insured, by the next business day following their receipts.
- HAR §16-99-4(i) A salesperson, broker-salesperson, or employee shall not handle trust properties in any way without the express written authorization of the person's principal broker or broker in charge. A principal broker or broker in charge may authorize a salesperson, broker-salesperson, or employee, in writing, to place trust properties on behalf of the brokerage firm anywhere the principal broker or broker in charge could place them, but shall not authorize any other disposition.
- A principal broker or broker in charge shall be held responsible for any trust properties the principal broker or broker in charge authorizes a salesperson, broker-salesperson, or employee to handle.
- HAR §16-99-4(j) A principal broker or broker in charge shall not allow any person to have custody or control of trust properties held by the principal broker or broker in charge except as provided in chapter 467, HRS, and this chapter.

2016 Legislation of Interest

The following pieces of 2016 legislation are included in the Hawaii Real Estate Commission's mandatory core course, Part B, Condominium Governance, and is printed here for general interest.

HB 1541 HD1 SD1 ACT 238, Effective July 13, 2016: Proxy statements, requirements relating to Planned Community Associations. The objective of HB 1541 is to amend various proxy statement requirements for planned community associations to promote communication from prospective Board of Directors candidates to all owners when proxies are used for elections of directors. Also, the bill standardizes the proxy form, and prohibits managing agents, resident managers, and employees from soliciting or casting proxy votes at meetings for the same association that employs their services unless it is for the purpose of establishing a quorum. This law applies to proxy statements for meetings of an association occurring on or after October 1, 2016.

HB 1561 SD1 CD1 ACT 154, Effective 6/29/16: Offenses of intrusions; Criminal trespass relating to nuisance abatement. The purpose of this measure is to remedy the situation of an unlawful occupation of real property by amending the nuisance abatement law to authorize civil lawsuits that seek, among other things, an order of abatement that permanently prohibits the trespassers from residing on or entering onto the subject real property.

Because neighboring landowners and residents do not have a property interest in the abandoned parcel, they usually do not have effective legal tools to remove the squatter. There is a lack of effective remedies to protect against noise, drug use, unsanitary conditions, and other illegal activities in their neighborhoods. This measure is intended to provide the landowners and the affected communities with a means to obtain relief from the nuisance created by squatters.

HB 2326 HD1 SD1, ACT 142, Effective 6/29/16: Relating to Mortgage Rescue Fraud. The purpose of this measure is to make numerous amendments to Hawaii's Mortgage Rescue Fraud Prevention Act, Chapter 480E, Hawaii Revised Statutes, to provide consistency with the federal Mortgage Assistance Relief Services Rule. Although the state law and federal regulation are designed to protect consumers from abusive mortgage relief practices, they take different approaches to identify consumers who may be in need of protection. For example, Hawaii's law focuses on properties already in distress, while the federal regulation focuses more broadly on the nature of mortgage assistance rescue services being offered. This measure resolves existing conflicts and inconsistencies between state law and federal regulations and will enable enforcement agencies to provide increased protection for vulner-

2016 Legislation of Interest (cont. from page 13)

able Hawaii homeowners who may be targeted by mortgage rescue scams.

SB 3084 SD1 HD2 CD1, ACT 182, Effective 7/1/16: Income tax credit; Cesspool upgrade; Conversion or connection. The purpose of this measure is to clarify that the cesspool upgrade, conversion, or connection income tax credit shall be limited to a maximum of

one cesspool upgrade, or connection per qualified cesspool or per tax map key number where more than one residence is connected to a residential large-capacity cesspool and that residential large-capacity cesspools must be connected to more than one residence in order to be eligible for the tax credit. The bill shall take effect on approval and applies to taxable years beginning after December 31, 2015.

2017 Core Course

At its September 14, 2016 monthly meeting, held on Kauai at the Grove Farm Building Conference Room, 3-1850 Kaunaloa Highway, Lihue, the Commission's Education Review Committee ("ERC") approved the core course topics for the 2017-2018 biennium. The Core A topic will be "Technology: the Good, the Bad, and the Evil", and the Core B topic will be "Agency, Dual Agency". This is subject to change as far as the sequence goes.

The ERC also approved the core course hours at 6 hours, a change from the current 8 hours for the core course. The 2017-2018 core course will be 3 hours for Core A, and 3 hours for Core B. This was based on feedback via the core course evaluations received, and input from some core course instructors.

The topic of agency and dual agency, while covered in previous core courses, was decided upon based on unsolicited comments from real estate licensees and other members of the industry. Common practices appear to have evolved over the years, when it comes to agency. There are existing Hawaii Administrative Rules ("HAR") that address agency, specifically, §16-99-3.1 "Disclosure of Agency". Based on the "reports" received, there is no regard for the rules in effect, and there is an abysmal lack of knowledge on the part of many new and even experienced licensees.

Expect Part A, 2017-2018 core course to be released about June 2017, and Part B to be released about June 2018.

Electronic Devices in CE Classes

Based on recent continuing education course monitor reports, licensees attending live courses appear to be paying more attention to their cell phones, laptops, and other electronic devices rather than to the course in session. Cell phones rang during the class, text messages and emails were received and responded to during the class, attendees exited the class from anywhere between 5 minutes to 25 (!!!) minutes to take calls, etc.

Each Continuing Education ("CE") Provider should have policies in writing and provided to each attendee regarding use and non-use of cell phones, laptops, other electronic devices, exiting the class, and not completing the entire CE class (which is required in the Hawaii Administrative Rules, §16-99-87, "Definitions. As used in this subchapter: . . . 'Completion of course' means licensee's orderly attendance throughout the entire course.")

Absence from the class for 25 minutes of a 3-hour course is NOT acceptable. If an attendee exits the class and is gone for as long as 25 minutes, there should be a policy in place that this attendee may not receive CE credit for the course. That is an unreasonable amount of time to be absent from the class.

Bathroom breaks are reasonable and shouldn't take an inordinate amount of time to complete. Sign-in and sign-out sheets are for attendees momentarily leaving a class, not to conduct business via an electronic device of any sort.

CE Providers should alert their instructors to monitor electronic devices and cell phone usage, turn all electronic devices and cell phones OFF, not put on vibrate, and refrain from leaving the class to conduct "business" or other types of engagements. Laptops are in use, and whether or not they are being used for note-taking for the course is not clear. Other websites were accessed during the class, for example, Amazon.

Course exams are not required for a licensee to earn CE credit. This fact alone may encourage an attendee to not pay close attention to the course in session. Unfortunately, inattentiveness to the CE course has escalated to the point where business is conducted during the class.

It is the CE Provider who is ultimately responsible for the CE course and its offering. This also includes the responsibility to see that the CE instructor is conducting the course in an acceptable manner, and controlling the attendees.

But, the major responsibility does lie with the licensee attending the course. Use better judgment and refrain from accessing any electronic device during a CE course.

Prelicense Schools

Abe Lee Seminars	808-942-4472
Akahi Real Estate Network LLC	808-331-2008
All Islands Real Estate School	808-564-5170
American Dream Real Estate School LLC	720-322-5470
Carol Ball School of Real Estate	808-871-8807
Coldwell Banker Pacific Properties Real Estate School	808-597-5550
Continuing Ed Express LLC	866-415-8521
Dower School of Real Estate	808-735-8838
Fahrni School of Real Estate	808-486-4166
Inet Realty	808-955-7653
ProSchools, Inc.	800-452-4879
Ralph Foulger's School of Real Estate	808-239-8881
REMI School of Real Estate	808-230-8200
Seiler School of Real Estate	808-874-3100
University of Hawaii Maui College - OCET Real Estate School	808-984-3231
Vitousek Real Estate Schools, Inc.	808-946-0505



State of Hawaii Real Estate Commission

© HAWAII REAL ESTATE COMMISSION BULLETIN, November 2016 copyright Hawaii Real Estate Commission. All rights reserved. This Bulletin, or any part thereof, may not be reproduced without the written permission of the Hawaii Real Estate Commission, except permission is granted to licensed Hawaii real estate brokerages to reproduce and distribute copies of this publication, in its entirety, but not for profit, as an education service. Furthermore, if any portion of this publication is emphasized or highlighted, then the disclosure "Emphasis added" shall be annotated to the reproduction. This publication is intended to provide general information and is not a substitute for obtaining legal advice or other or other competent professional assistance to address specific circumstances. The information contained in the Bulletin is made pursuant to Hawaii Administrative Rules section 16-201-92 and is not an official or binding interpretation, opinion or decision of the Hawaii Real Estate Commission or the Department of Commerce and Consumer Affairs. The Hawaii Real Estate Commission Bulletin is funded by the Real Estate Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs.

This material may be made available to individuals with special needs. Please call the Senior Real Estate Specialist at 808-586-2643 to submit your request.

Continuing Education Providers

Abe Lee Seminars	808-942-4472	Kama'aina Realty LLC,	808-753-3083
All Islands Real Estate School	808-564-5170	dba RP Seminars Unlimited	
American C.E. Institute, LLC	727-224-3859	Kauai Board of Realtors	808-245-4049
American Dream Real Estate School LLC	720-322-5470	Lorman Business Center, Inc.	715-833-3940
American School of Real Estate Express, LLC	866-739-7277	dba Lorman Education Services	
Carol Ball School of Real Estate	808-871-8807	McKissock, LP	800-328-2008
Carol M. Egan, Attorney at Law	808-222-9725	OnCourse Learning Corporation,	800-532-7649
Coldwell Banker Pacific Properties Real Estate School	808-597-5550	dba Career WebSchool	
Continuing Ed Express LLC	866-415-8521	Pacific Real Estate Institute	808-524-1505
Dower School of Real Estate	808-735-8838	ProSchools, Inc.	800-299-2207
Eddie Flores Real Estate Continuing Education	808-951-9888	Ralph Foulger's School of Real Estate	808-239-8881
Hawaii Association of Realtors	808-733-7060	Real Class, Inc.	808-981-0711
Hawaii Business Training	808-250-2384	Realtors Association of Maui, Inc.	808-873-8585
Hawaii CCIM Chapter	808-528-2246	REMI School of Real Estate	808-230-8200
Hawaii Island Realtors	808-935-0827	Russ Goode Seminars	808-597-1111
Honolulu Board of Realtors	808-732-3000	Servpro Industries, Inc.	615-451-0200
Institute of Real Estate Management –	808-536-4736	Shari S. Motoooka-Higa	808-457-0156
Hawaii Chapter No. 34		The CE Shop, Inc.	888-827-0777
Institute of Real Estate Management – National	312-329-6058	USA Homeownership Foundation, Inc.,	951-444-7359
International Association of Certified	303-502-6214	dba Veterans Association of Real Estate Professionals (VAREP)	
Home Inspectors (InterNACHI)		Vitousek Real Estate Schools, Inc.	808-946-0505
		West Hawaii Association of Realtors	808-329-4874

State of Hawaii
Real Estate Commission
King Kalakaua Building
335 Merchant Street, Room 333
Honolulu, HI 96813

Presorted Standard
U.S. Postage Paid
Honolulu, Hawaii
Permit No. 516

2016 Real Estate Commission Meeting Schedule

Laws & Rules Review Committee – 9:00 a.m.

**Condominium Review Committee – Upon adjournment of the Laws & Rules
Review Committee Meeting**

**Education Review Committee – Upon adjournment of the Condominium
Review Committee Meeting**

Wednesday, November 09, 2016

Wednesday, December 07, 2016

Real Estate Commission – 9:00 a.m.

Wednesday, November 23, 2016

Friday, December 16, 2016

All meetings will be held in the Queen Liliuokalani Conference Room of the King Kalakaua Building, 335 Merchant Street, First Floor.

Meeting dates, locations and times are subject to change without notice. Please visit the Commission's website at www.hawaii.gov/hirec or call the Real Estate Commission Office at (808) 586-2643 to confirm the dates, times and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at (808) 586-2643 to submit your request.