



Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission wishes you a happy and prosperous new year! The Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In the first email for 2017, the Commission wishes to highlight the December 2016 Hawaii Condominium Bulletin, upcoming educational events, new HUD rules regarding harassment, and an updated chapter 514A, HRS, developer's public report form.

If you missed an email, all of the prior topics covered in prior informational emails are available [here](#).

December 2016 Hawaii Condominium Bulletin

The December Hawaii Condominium Bulletin has recently been published, focusing on roof maintenance, the new Condominium Review Committee Chair, the basics of creating a condominium, and meaningful owner participation. Guest authors include Guy Akasaki and Joshua Akaka. A link to the December 2016 Hawaii Condominium Bulletin in PDF can be reached [here](#).

Correction to the meeting schedule: The January 11th Committee meetings will be held at the REALTORS® Association of Maui office located at 441 Ala Makani Place, Kahului, Maui at 9:30 am.

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

CAI Hawaii is an organization that serves the educational, business and networking needs of associations ranging from condominiums, cooperatives, and planned associations. The Condominium Education Trust Fund (CETF) subsidizes a select number of CAI condominium educational events procured by the Commission. These educational events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public.

CAI Hawaii has a series of upcoming educational events titled, "Meet the Experts" February 9th on Oahu, February 16th in Kona, and February 17th on Maui. CAI also has another upcoming education event titled, "Aging Buildings – Aging Residents: The Future Challenge" on March 9th on Oahu from 12:00 PM to 1:30 PM at the Japanese Cultural Center. Visit the CAI's website and contact them about how you can register [here](#).

Hawaii Council of Community Associations (HCCA) - Educational Event

HCCA is a nonprofit that provides educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations since October 1975. The Commission does

not endorse the views or activities of the HCCA, and has not procured any contracts with HCCA. The Commission is merely informing interested parties of its events. Please see their website at www.HawaiiCouncil.com for more information.

HCCA has an upcoming educational event tentatively titled, "Making Repairs and How to do Requests for Proposals" on February 16th from 11:30 AM to 1:30 PM at the Hale Koa Hotel. Visit the HCCA's seminar website [here](#).

Housing and Urban Development (HUD) – Fair Housing & Hostile Environment Harassment:

In mid-October 2016, HUD released a final rule on fair housing regulations regarding harassment on the basis of a protected class. HUD has defined "quid pro quo harassment" and "hostile environment harassment" as prohibited conduct under the Fair Housing Act. Associations should be aware that *liability has potentially increased* if the association has the power to take action to correct such harassment but fails to act under the final rule. You can find more information regarding this rule [on Federal Register Docket #FR-5248-F-02](#).

Chapter 514A, HRS, Developer's Public Reports:

The REB has updated the chapter 514A, developer's public report to be [form fillable](#). Developers submitting supplementary reports or new chapter 514A, HRS, registrations who filed a notice of intent prior to July 1, 2006, pursuant to §514A-1.5(a)(2)(B), HRS, must use the new form.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the emailing list [here](#). Also, please visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawaii Real Estate Branch and all licensing issues.

If there are any further questions, please contact our condominium hotline at (808) 586-2644, between the hours of 9:00 a.m. and 3:00 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and education purposes, and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.