

**LAWS AND RULES REVIEW COMMITTEE MEETING**  
REAL ESTATE COMMISSION  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

AGENDA

Date: Wednesday, February 8, 2017  
Time: 9:00 a.m.  
Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

The Commission may move into Executive Session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. SEO's Report
  - a. Announcements, Introduction, Correspondence and Additional Distribution
  - b. Minutes of Previous Meeting
4. Program of Work, FY17 - Legislative and Government Participation Report
  - a. Senate Bill No. 394 Relating to Real Estate Brokers - Creates criminal penalties for real estate brokers for improper deposit, segregation, or disposition of client trust account funds. Requires the principal broker to report the client trust account number and name of the managing institution to the real estate commission. Specifies that the principal broker must report changes in the account number and account location within ten days of a change. Authorizes the real estate commission to take action in circuit court to enforce client trust account requirements.
  - b. House Bill No. 35 Relating to Condominiums - Establishes an Office of Condominium Complaints and Enforcement in the Department of the Attorney General to intervene in condominium disputes. Requires Legislative Reference Bureau to study extent of condominium disputes and efficacy of the Office of Condominium Complaints and Enforcement. Appropriates money.
  - c. House Bill No. 200 Relating to Condominiums - Broadens the scope of condominium related disputes for which an apartment owner or the board of directors can mandate mediation. Lowers the additional annual condominium education trust fund fee, used to support costs of mediation, to 75 cents times the number of condominium units included in a registered project or association and discourages future surpluses of the fee. Specifies that any surplus funds collected for the additional annual condominium education trust fund to support mediation may be used for any education purpose provided under section 514B-71(a), HRS. Amends the conditions that mandate mediation and exceptions to mandatory mediation.
  - d. House Bill No. 405 Relating to Condominiums - Establishes a condominium unit owner hotline to provide unit owners with legal information relating to disputes with a condominium's board of directors. Requires directors of associations with 20 or more dwelling units to complete an online ethics course offered through the Real Estate Commission.

Individuals who require special needs accommodations are invited to call Neil Fujitani, Supervising Executive Officer, at 586-2643 at least **4 working days** in advance of the meeting.

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- e. House Bill No. 406 Relating to Condominium Property Regimes - Requires the board of directors of residential condominiums of twenty or more residential dwelling units to take and satisfactorily complete an online ethics course offered through the Real Estate Commission.
- 5. ARELLO - 2016 ARELLO Annual Conference Report
- 6. Budget and Finance Report
- 7. Next Meeting: Wednesday, March 8, 2017  
9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii
- 8. Adjournment