



## Real Estate Branch

### About Us

The Real Estate Branch, as part of the Professional and Vocational Licensing Division, assists the Real Estate Commission in carrying out its responsibility for the education, licensure and discipline of real estate licensees; registration of condominium projects, condominium associations, condominium managing agents, and condominium hotel operators; and intervening in court cases involving the real estate recovery fund.

### Subscribe

Receive emails on relevant condominium educational materials. Sign up now at <http://cca.hawaii.gov/reb/subscribe/>

### Contact Us

Condominium Hotline: 808-586-2644  
Hours: 9:00 AM – 3:00 PM  
Email: [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov)  
Web: [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

Learn more about the Real Estate Branch (REB) of the Department of Commerce and Consumer Affairs

Check out the REB website [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec) for more information and some frequently asked questions.

- What services does the REB provide to the condominium community?
- Where do I file a complaint against my association?
- What laws apply to my condominium association?
- How do I get a copy of my association documents?



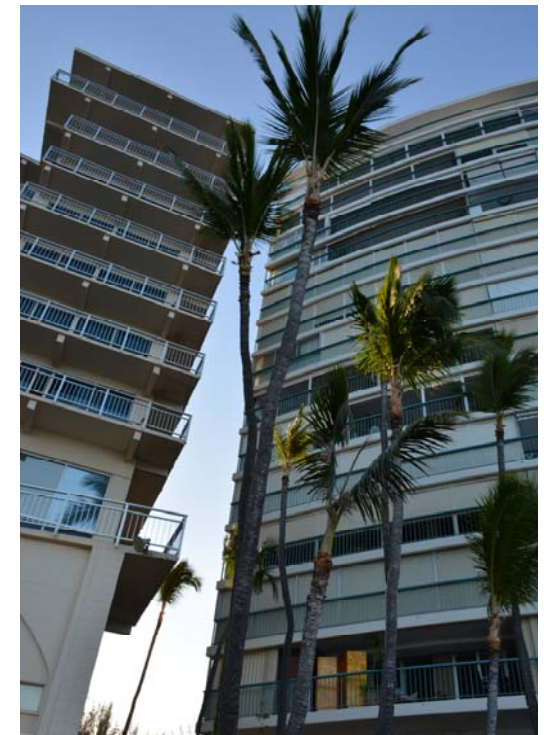
CONDOMINIUM:  
INTRODUCTION TO  
CONDOMINIUM LIVING  
Real Estate Branch  
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## CONDOMINIUM:

## INTRODUCTION TO CONDOMINIUM LIVING

*Real Estate Branch  
Department of Commerce and  
Consumer Affairs*

*July 2018*



## Condominium Living

The first thing people often think of when they hear “condominium” is a skyscraping apartment building. But condominiums are so much more than just buildings.

Life in a condominium comes with its own unique set of community living arrangements with shared spaces, common interest, an association, board of directors, common elements, and maintenance fees. Other types of community living arrangements include cooperatives housing corporations (HRS Chapter 421I) and planned community associations (HRS Chapter 421J).



## Board of Directors

Condominium living requires that residents give up some freedom to enjoy the benefits of condominium life. Part of making condominium living work requires an association run by a duly elected board of directors.

The board of directors, elected by owners within the condominium, is granted power to make decisions to run the condominium and owes a fiduciary duty to the association. These decisions involve financing repairs, hiring contractors and employees, operating design and landscaping committees, determining maintenance fees, and taking action against residents who violate the condominium rules.



The board of directors governs condominiums through rules and regulations. These

are often found in declarations, bylaws, policies, and house rules. The rules and regulations usually dictate the types of allowed activities, quiet times, and aesthetic requirements. These rules and regulations attempt to keep the condominium civil, orderly, and to preserve property values.

## Get Informed!

Find out how your type of condominium operates by reading the declaration, bylaws, and house rules. Knowing your condominium’s specific rules can help keep the peace and you out of trouble with your association.

## Shared Expenses

Condominium living allows many owners and residents to pool resources to use and maintain amenities they couldn’t afford on their own. This,



however, creates expenses for things such as club houses, elevators, pools, tennis courts, movie theaters, and playgrounds. It is the obligation of every owner in a condominium to timely cover their portion of common expenses regardless of their personal usage.

Sometimes, big unexpected expenses occur that the association could not or did not prepare for. Residents in condominiums and other condominium living arrangements should be aware that may result in large, unusual special assessments. Pay attention to the amounts in your association’s reserve fund and the upkeep of the development.

## Get Involved!

Frequently, condominium associations struggle to find volunteers to serve on boards or committees. Thus, volunteers are often welcome and can make a difference!