



Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission will highlight upcoming educational seminars, including the free April Condorama, and a reminder about priority of payments under Act 195, SLH 2017.

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

Condorama V – Free Educational Event

The Real Estate Commission is hosting the fifth Condorama on April 13, 2019, from 9:00 AM to 10:30 AM presented by CAI Hawaii. This **FREE** event will cover topics such as non-judicial foreclosure, covenant enforcement, shorter effective meetings, and selecting the right insurance. Please visit the [Condorama page](#) for more details on speakers, schedules, and parking.

Community Associations Institute Hawaii Chapter (CAI) - Educational Event

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

CAI Hawaii has an upcoming educational event, **“Going Green to Save Green”** on **Thursday, March 7**, from 11:30 AM to 1:30 PM at the Neal Blaisdell Exhibition Hall. This event is occurring during the Hawaii Buildings, Facilities & Property Management Expo at the Blaisdell. The Commission will be an exhibitor at booth #904 at the expo on March 6 and 7.

CAI Hawaii also is presenting **“Important Hawaii Appellate Court Cases Related to Community Associations, Past and Present”** on **Thursday, May 2**, in **Kona, Hawaii Island**, from 11:30 AM to 1:30 PM at the Marriot at King Kamehameha’s Kona Beach Hotel, and on **Friday, May 3**, in **Wailuku, Maui**, from 11:30 AM to 1:30 PM at the Kahili Golf Course.

Visit CAI Hawaii’s website and contact them for registration [here](#). Please be aware that CAI Hawaii may change the contents of their educational events and host new events.

Hawaii Council of Community Associations (HCCA) - Educational Event

HCCA is a nonprofit that since October 1975 has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations. 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 their events. Please see their website at www.HawaiiCouncil.com for more information.

HCCA has an upcoming educational event “**Law Update**” on **Thursday, May 30**, from 11:30 AM to 1:30 PM at the Hale Koa Hotel. Visit the HCCA’s seminar website [here](#). Please be aware that the HCCA may change the contents of their educational events and host new events.

Priority of Payments

[Act 195, SLH 2017](#), has been in effect since July 1, 2018, **prohibiting** associations from deducting late fees, legal fees, fines, and interest from common expense payments regardless of any board policy. Under Act 195, SLH 2017, owners may not withhold any common expense or maintenance payments, but may dispute other payment requests prior to payment by participating in mediation. Associations are further prohibited from attempting to collect disputed charges prior to participation in mandatory mediation. Please see the [2018 Legislative Session Update](#) and [Expanded Alternative Dispute Resolution](#) brochures. Management companies should be aware that they are lawfully required to advise their clients to follow Act 195, SLH 2017, through their licensed supervising broker, pursuant to HRS §467-14(13).

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email 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 office’s condominium hotline at (808) 586-2644, between the hours of 7:45 a.m. and 4:30 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 for educational purposes and is informal and non-binding on the Real Estate Commission or the Department of Commerce and Consumer Affairs.