

## 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?
- How do I obtain a real estate license?
- What are the laws and rules for real estate licensees?

## 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)

*This brochure is for informational purposes only and not intended for the purpose of providing legal advice. Information provided is subject to change.*



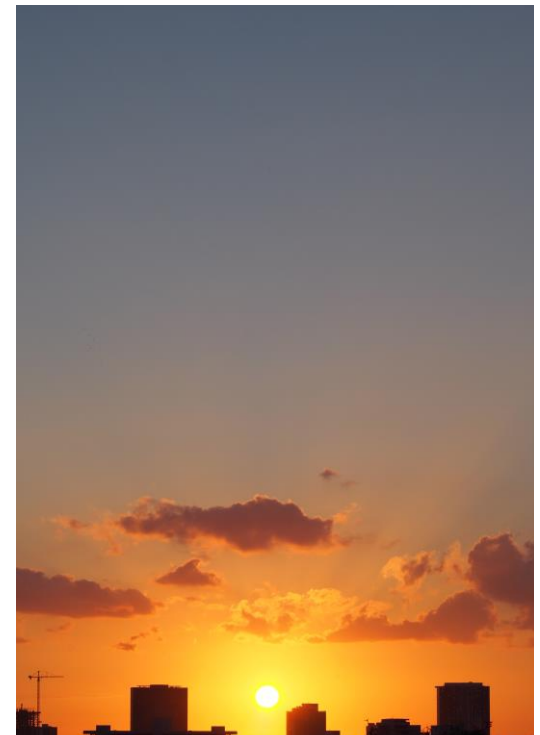
**CONDOMINIUM: THE  
REPEAL OF CHAPTER 514A  
& PARTIAL REENACTMENT**  
Real Estate Branch  
335 Merchant Street #333  
Honolulu, HI 96813

## CONDOMINIUM:

## THE REPEAL OF CHAPTER 514A AND PARTIAL REENACTMENT

*Real Estate Branch  
Department of Commerce and  
Consumer Affairs*

*Revised July 2019*



## Chapter 514A Repeal and Partial Reenactment

[Act 181, SLH 2017](#), repealed Hawaii Revised Statutes chapter 514A (condominium property regimes), effective January 1, 2019.

Many developers did not make the original January 1, 2019 deadline to transfer their projects to chapter 514B, HRS. [Act 223, SLH 2019](#), extends the deadline to July 1, 2020, and clarifies when a project has been transferred.

### Governance

In general, the recodification of the condominium law in 2006 into chapter 514B **automatically** superseded the governance laws of chapter 514A. Please refer to part VI of chapter 514B, HRS, for all governance for all condominiums.

### Development

As many condominium projects were registered under chapter 514A, there may be some projects with remaining developer's inventory. The repeal of



chapter 514A raised questions regarding their future sales.

Act 181, SLH 2017, as amended by Act 223, SLH 2019, allows for chapter 514A projects with active final or supplemental reports to continue to sell past January 1, 2019, if the developer's public reports are accurate and not misleading on any date between January 1, 2019, and July 1, 2020. Such active, non-expired chapter 514A reports on that date will be treated as non-expiring chapter 514B reports. If any pertinent and/or material changes occur, developers must file an amended chapter 514B report that supersedes all prior reports. Note that such projects and their subsequent reports are exempt from the conversion requirements of §514B-84(a)(1) and (2), HRS.

Act 181 also states that all chapter 514A projects that were not issued an effective date and did not file a notice of intent must amend their documents to adopt chapter 514B and register under chapter 514B to legally sell units.

Developers may legally continue to submit chapter 514A filings up to July 1, 2020, but should be aware that the processing time may take up to six months on complex projects. The Hawaii

Real Estate Commission ("Commission") strongly urges developers to be timely with extensions and final and supplementary reports to have their developer's public reports active by July 1, 2020. The Commission recommends filing as soon as possible as the average review is between four and six weeks but may take longer than six months. The July 1, 2020, deadline is a **completion** date, not a filing date.

The Commission has released updated forms, as well as a developer's guide to avoiding common errors. Please review the general information sheet on the Commission's website.

If a developer with remaining inventory misses the July 1, 2020 deadline, they must refile as a new project under chapter 514B.

***Don't miss the boat this time!***

