

## 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: 2020 LEGISLATIVE SESSION UPDATE

Real Estate Branch  
335 Merchant Street #333  
Honolulu, HI 96813

### 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 can I get help with association disputes?
- 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?

## CONDOMINIUM:

## CONDOMINIUM 2020 LEGISLATIVE SESSION UPDATE

*Real Estate Branch  
Department of Commerce and  
Consumer Affairs*

*September 2020*



## 2020 Legislative Session Update

The 2020 legislative session adjourned with several condominium bills enacted into law. Please consult with legal professionals regarding these new laws. The following descriptions are summarizations of a few Acts meant to provide only general information.



Due to the COVID-19 pandemic, the Legislature passed substantially fewer bills than in prior sessions.

A sizable number of condominium bills related to fire protection, voting, oil disposal, land use, defamation of owners, verification of proxies, managing agent certification, disaster preparedness, and many other topics were proposed, but did not move through the necessary committees.

### Senate Bills:

[Act 12, SLH 2020](#), explicitly granted the divisions overseeing several funds administered by the Department of Commerce and Consumer Affairs, the power to adjust fees to maintain a reasonable and appropriate amount of

funds generated by renewals. The Real Estate Commission has previously reduced fees for condominium association registrations and real estate license applications.

[Act 56, SLH 2020](#), removed the sunset provision within Act 195, SLH 2018 that added owner protections during a non-judicial foreclosure. The additional consumer protections were set to be repealed on June 30, 2020 but are now permanent.

[Act 57, SLH 2020](#), removed the sunset provisions within Act 196, SLH 2018 that expanded the scope of mediation and added voluntarily binding arbitration. The additional consumer protections were set to be repealed on June 30, 2023 but are now permanent.

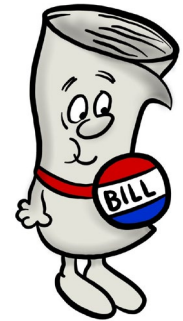
### Legislative Process:

Are you interested in the legislative process? Check out the Hawaii State Legislature website here: <http://www.capitol.hawaii.gov/> for the legislative calendar, legislator contact information, citizen's guide to the legislative process, broadcasts of hearings, bill information, online bill testimony submission, and much more!

The Public Access room, located on the fourth floor of the Capitol building, serves to help Hawaii residents understand and participate in the legislative process. Visit it here: <https://lrb.hawaii.gov/par/>.

The legislative session normally starts in January and closes in May annually. See the [legislative calendar](#) for more legislative deadlines and dates.

The best time to work on new legislation is often said to be before the legislative session starts. There is only a short period of time for legislators to submit bills and having a proposed bill written and ready prior to the opening is advantageous to your cause's success.



Contact legislators in the interim between sessions to voice your concerns and see if they are willing to champion your proposed bill. Work with them to draft a bill, address concerns, and fine tune for submission during the first weeks of the legislative session.