

## 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: 2022 LEGISLATIVE SESSION UPDATE

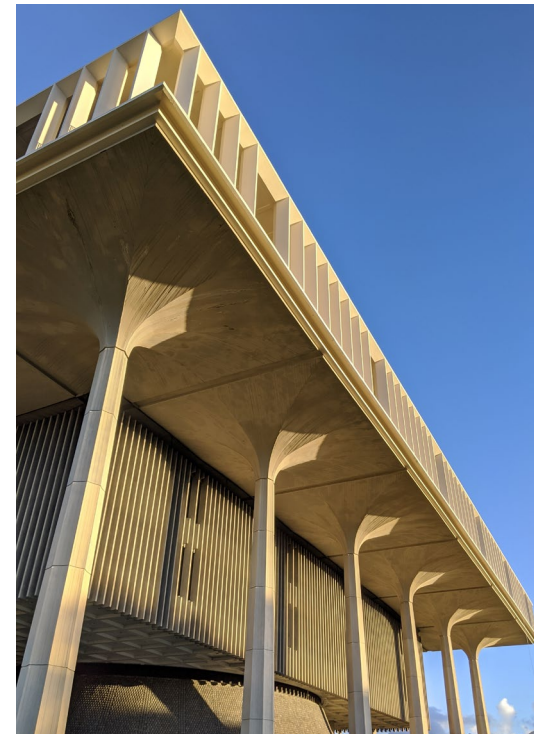
Real Estate Branch  
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Honolulu, HI 96813

## CONDOMINIUM:

## CONDOMINIUM 2022 LEGISLATIVE SESSION UPDATE

*Real Estate Branch  
Department of Commerce and  
Consumer Affairs*

*July 2022*



## 2022 Legislative Session Update

The 2022 legislative session adjourned with one condominium bill enacted into law.

Please consult with legal professionals regarding the new law.

The following description is a summarization of the Act meant to provide only general information.



### House Bill:

[Act 62, SLH 2022](#), amends many parts of the condominium law, effective January 1, 2023.

Governance changes require that a petition to amend a bylaw shall be dated in addition to being signed and that the petition to amend the bylaws is only valid if submitted within one hundred twenty days of the earliest signature. Special meeting petitions are also only valid for the same time period (§§514B-108(e), 121(c), HRS).

Meetings are amended to give the board sole discretion to authorize electronic meetings and electronic, machine or mail voting during a state of emergency

pursuant to chapter 127A, HRS. Electronic, machine, or mail voting methods can be pre-approved by a majority of owners. Those methods of voting have a deadline of within sixty days of the notice of voting. The board shall implement measures to verify that each voter is permitted to vote or is a proxy of a permitted voter. (§514B-121(5), HRS)

Voting via the internet is now permitted if the voting devices use encryption comparable to those used by secured internet browsers. The audit trail shall also contain the internet address of the voting device (§§514B-121(b)(1), (2), HRS).

Association meeting minutes no longer must be approved within sixty days after the meeting, only by the board, or at the next meeting (§514B-121(a), HRS).

Proxy deadline delivery time has been clarified to 4:30 P.M. Hawaii-Aleutian standard time (§514B-122(d)(1), HRS).

Boards may now establish board meeting owner participation rules at all board meetings, with notice and may make the rules available to owners on the association website (§514B-125, HRS).

The reserve study requirement now requires an independent reserve study reviewer. The study shall be reviewed or updated at least every three years. The related cash flow method increases to a thirty-year projection, from a twenty-year projection (§§514B-148(a)(4), (7)(h), HRS).

Developer disclosures for initial sales now must include the annual reserve contributions based on a reserve study (§514B-83(a)(3), HRS).

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

Contact legislators in the interim between sessions to voice your concerns and see if they are willing to champion your proposed bill.