



Real Estate Branch

Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission wishes you a happy and prosperous New Year! The Commission continues to appreciate your desire to educate and inform yourselves regarding condominium matters. In this first email of 2023, the Commission wishes to highlight the December 2022 Hawaii Condominium Bulletin, upcoming educational webinars, Commission educational materials, and the ongoing legislative session.

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

December 2022 Hawaii Condominium Bulletin

The December Hawaii Condominium Bulletin has been published. The December bulletin covers topics such as the November 2022 Condorama IX, managing complaints under the self-governing condominium law, and mediation case summaries. A link to the December 2022 Condominium Bulletin in PDF can be reached [here](#).

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

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

CAI Hawaii will be hosting a hybrid live-in person seminar and Webinar at the Annual Hawaii Buildings, Facilities and Property Management Expo, **“Fortifying the Fortress—including security, preparing for the elderly, privacy”** on **Thursday, March 9, 2023**, with further details to be released later. Visit CAI Hawaii’s website and contact them for registration [here](#). Please be aware that CAI Hawaii may change the contents, times, and dates of their educational events and host new events.

Hawaii Council of Community Associations (HCCA) – Virtual 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 HCCA and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at <http://hawaiicouncil.org/> for more information.

HCCA has an upcoming in person educational event, **“Benchmarking”** on **Thursday, February 16, 2023**, from 12:00 PM to 1:30 PM. This event may be sold out, but the Commission encourages condominium

owners to regular check [HCCA's website](#) for new events. Please be aware that HCCA may change the contents of their educational events and host new events.

2023 Legislative Session

The legislative session opened on January 18th with nearly four dozen condominium related bills submitted for discussion and debate. Major upcoming deadlines include first lateral, where bills assigned to more than one committee must move to their final committee and decking, where bills must be passed by assigned committees and filed with their respective chamber's clerk to continue the legislative process. You can find additional information on the [Legislature's website](#), their [legislative calendar](#), and search for specific bills and topics by "[Subject Search](#)." Please contact the [LRB's public access room](#) for additional assistance with the legislative process.

Educational Material

Is your condominium project having problems over pets? Is your board baffled about budgets and reserves? Are your members going irate over insurance? The Commission is here to help with a variety of educational videos about [pets](#), [budgets](#), and [insurance](#), among other [topics](#). The Commission also maintains a wide variety of educational brochures, including [condominium governance](#) on topics including owners' access to information and documents, fines and foreclosures, and powers and duties of the agents of the association. The Commission keeps a variety of informational publications on [board powers and duties](#), the business judgement rule, and fiduciary duty. Lastly, the Commission has [legislative summaries](#) going back to 2017 and helpful tips for [dispute resolution](#).

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 at (808) 586-2643, 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 and the Department of Commerce and Consumer Affairs.