

Condominium Developer & Developer Attorney Email Bulletin—March 2024

2024 Legislative Session

Several bills are currently working their way through the legislature this year regarding development:

SB 3202 allows for the construction of at least two additional dwelling units on residential zoned lots.

SB 2011 allows for multifamily construction in certain county zoning districts.

SB 2600 and **HB 1636** allow for email to be used in the delivery of certain documents during the initial sale by developer. This is currently allowed following the **March 2023 meeting** of the Real Estate Commission and by §514B-86(a)(1)(A)(ii), HRS. Does not apply to the Developer's Public Report.

2024 Legislative Session (cont.)

HB 1565 exempts developers with a primary residence in two unit condos where one unit has been sold from filing annual reports.

Form Updates

The condominium general info sheet has been updated for the changes to Kauai County's reorganized website (see version 1023). No policy changes have occurred.

Document Delivery By Email

At the March 2023 meeting of the Real Estate Commission, the Commission issued an informal non-binding interpretation allowing for the "Notice of Right To Cancel Sales Contract" to be delivered via email.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational updates, educational purposes, and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.

