



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 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?

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
Web: 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: 2024 LEGISLATIVE SESSION UPDATE

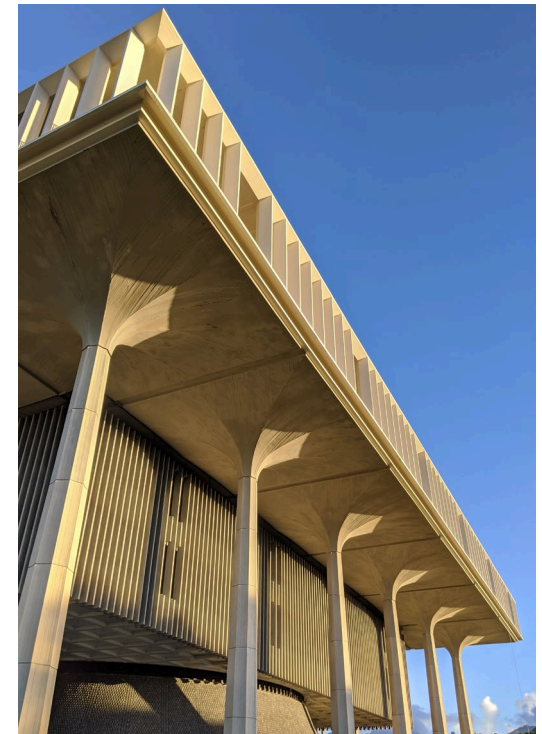
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CONDOMINIUM:

CONDOMINIUM 2024 LEGISLATIVE SESSION UPDATE

*Real Estate Branch
Department of Commerce and
Consumer Affairs*

July 2024



2024 Legislative Session Update

The 2024 legislative session adjourned with several condominium bills enacted into law. The following descriptions are summarizations of a few Acts meant to provide only general information. Please consult with legal professionals regarding these new laws.



House Bills:

[Act 40, SLH 2024](#), creates a Solar Hui Program in the Hawai'i Green Infrastructure Authority. This program allows multi-family residential property owners to invest into a solar fund to receive installation tax credits and income derived from the sale of energy.

[Act 41, SLH 2024](#), enacts a commercial property assessed clean energy and resiliency (C-PACER) program to allow certain condominium projects to access alternative funding for qualified association capital improvements. Under C-PACER, loan terms are typically much longer than conventional loans, making annual loan payments more affordable. Subject to any approval requirements in a condominium's governing documents, C-PACER loans require a minimum approval

of unit owners representing 50% of the common interest vote. This program will also be administered by the Hawai'i Green Infrastructure Authority.

[Act 42, SLH 2024](#), clarifies prior statutory language regarding electronic meetings, electronic voting, and mail voting. These may now be authorized via approval at association meetings, or between three and eighteen months prior to the electronic meeting, electronic vote, or mail vote. This Act also repeals language governing machine voting and the use of electronic voting devices.

Senate Bills:

[Act 39, SLH 2024](#), requires the counties to adopt or amend ordinances to allow for at least two accessory dwelling units ("ADU"), subject to certain restrictions, on all residentially zoned lots. This may result in an expansion of condominiums on Kauai, Maui, and Hawaii counties. At the date of this publication, the City and County of Honolulu forbids the submission of ADUs to condominiums.

[Act 43, SLH 2024](#), requests and funds a study for the Legislative Reference Bureau to examine a multistate approach to various condominium governance issues, such as a condominium

ombudsman, licensing individuals who manage condominiums, dispute resolution programs, requirements for owner education at point of sale, and several other topics of interest determined by the Condominium Property Regime Task Force established by [Act 189, SLH 2023](#).

[Act 44, SLH 2024](#), allows for email to be used to deliver certain documents during the initial developer sale of condominium units. Printed copies of the Developer's Public Report are still mandatory, pursuant to §514B-86(a)(1)(ii), HRS, but supporting documents, including rescission and cancellation notices, may be delivered by email.

[Act 240, SLH 2024](#), expands who can act as a complainant in a multi-unit building for reporting burglaries.

Legislative Calendar:

The legislative session normally starts in January and closes in May annually. See the [legislative calendar](https://www.capitol.hawaii.gov/docs/sessioncalendar.pdf) (<https://www.capitol.hawaii.gov/docs/sessioncalendar.pdf>) for more legislative deadlines and dates.