

Condominium Developer & Developer Attorney Email Bulletin—November 2024

Developer's Public Report Amendments

A developer has a mandatory obligation to immediately update their public report for material and pertinent changes pursuant to §514B-56 (a), HRS.

During the process of preparing amendments to the declaration, bylaws, or map that include changes that are material, pertinent, or both, counsel should advise their developer clients that they must submit an amended or amendment to their developer's public report to disclose those changes.

Furthermore, if a declaration amendment creates new units, those new units must be registered to be legally sold to the public.

New Brochure!

Check out our latest publication, "[Common Delays In Development.](#)" It details common issues that delay an application for a Developer's Public Report, from missing county letters, conflicting records, no reserve study, to old title reports.

Conversion Letter

Converting a property to condominium that contains structures requires a county conversion letter. The City & County of Honolulu DPP's zoning verification letter is not an acceptable substitute letter.

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.

