



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: 1-844-808-DCCA (3222), Ext #1 then #8
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This brochure is for informational purposes only and not intended for the purpose of providing legal advice. Information provided is subject to change.



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Consumer Affairs*

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Artificial Intelligence

Artificial Intelligence (“AI”) tools, such as OpenAI’s ChatGPT, Google’s Gemini, and Microsoft’s Copilot, can quickly summarize issues related to Hawaii’s condominium law and help you understand your rights and obligations. However, users should be *extremely* cautious as AI may provide inaccurate or outdated information.

Do Your Due Diligence

When using AI to research Hawai’i condominium matters, **always** verify statutory references prior to using or citing them to fellow owners, managing agents, or the Real Estate Branch (“REB”).

The REB has received inquiries containing citations that do not exist, have been repealed, or include fabricated text that does not resemble the actual laws and rules.

Examples include references to §514B-105(b)(8), HRS, where paragraph (8) does not exist, and §16-107-19(b)(2), HAR, where paragraph (2) does not exist. In these cases, AI even created text for those non-existent provisions.

Additionally, developers occasionally cite the repealed chapter 514A, HRS, in questions and applications that fall under chapter 514B, HRS, which is an entirely different chapter. Chapter 514A, HRS, was fully repealed as of June 30, 2020. At the time of this publication, AI does not appear to reliably distinguish between repealed and currently applicable statutes.

You can view accurate up-to-date copies of the Hawai’i condominium law on the Hawai’i Real Estate Commission’s website (<https://cca.hawaii.gov/reb/reb-hawaii-revised-statutes/>) and the Hawai’i State Capitol website (https://www.capitol.hawaii.gov/hrscurrent/vol12_ch0501-0588/hrs0514b/hrs_0514b-.htm). A copy of the existing Hawai’i Administrative Rules are also on the Hawai’i Real Estate Commission’s website (<https://cca.hawaii.gov/reb/har/real-hawaii-administrative-rules/>).

Can I Trust AI?

AI can provide accurate information, but also return incorrect information. For example:

A recent AI search for “*What does the Hawaii condo law say about meetings?*” returned the result of “*Notice of meetings must be given in accordance with the bylaws and at least ten days in advance and no more than 60 days in advance of the meeting.*” **This is false.** §514B-121(d), HRS, requires no less than fourteen days of notice prior to an association meeting.

Another recent search for “*What does the Hawaii condo law say about insurance?*” returned a result of “*In Hawaii, unless otherwise provided in the declaration or bylaws (governing documents), a condominium association must purchase and maintain property insurance, commercial general liability insurance, and a fidelity bond.*” **This is accurate.** §514B-143(a), HRS, explicitly states these conditions.

AI can be a helpful starting point but always check and confirm the underlying references and statutes

AI cites
before
relying on or
sharing the
information
it provides.

