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December 21, 2023

TRANSMITTED VIA LEGISLATIVE WEBSITE

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

Enclosed is a copy of the "Interim Report for HB1509, Act 189 – Condominium Property Regime Task Force" pursuant to Act 189 Session Laws of Hawaii 2023.

In accordance with section 93-16(a), HRS, a copy of this report will be transmitted to the Legislative Reference Bureau Library and viewable electronically at cca.hawaii.gov/reports/departmental/. Copies will also be transmitted to the State Publications Distribution Center and the University of Hawaii pursuant to section 93-3, HRS.

Sincerely,

NADINE Y. ANDO
Director

Enclosure

- c: Legislative Reference Bureau Library (1 hard copy)
State Publications Distribution Center (2 hard copies, 1 electronic copy)
University of Hawaii (1 hard copy)

Interim Report for HB1509, Act 189 - Condominium Property Regime Task Force

Date: December 15, 2023

To: 33rd Legislature of Hawaii

From: Condominium Property Regime Task Force

Subject: Interim Report on HB1509, Act 189

Executive Summary:

The Condominium Property Regime Task Force, established pursuant to HB1509, Act 189, respectfully requests the Legislature to task the Legislative Reference Bureau ("LRB") to study and report on several specific subjects to enable the Task Force to recommend legislation hereafter on an informed and objective basis.

Study Subjects:

The LRB can assist the Task Force by studying the approaches used in other jurisdictions with respect to the following subjects:

- 1) Ombudsman programs, with jurisdiction that includes condominiums;
- 2) Licensing of persons involved in the management of condominiums;
- 3) Alternative dispute resolution programs of all kinds for the prevention and/or resolution of condominium-related disputes;
- 4) Governmental regulation and enforcement of condominium operation and governance (apart from Ombudsman programs);
- 5) Owner education at the point of sale; and
- 6) Owner access to condominium documents.

For each subject, the report following the study should include:

- A) Descriptive information detailing the approach of each jurisdiction;
- B) Identified strengths and weaknesses of each particular approach; and
- C) Identified best practices in the studied jurisdictions with respect to each subject.

Study Jurisdictions:

The jurisdictions to be included in the study are:

- 1) California;
- 2) Delaware;
- 3) Florida;
- 4) Massachusetts;
- 5) Nevada; and
- 6) Any jurisdiction determined by LRB to be relevant to the study subjects.

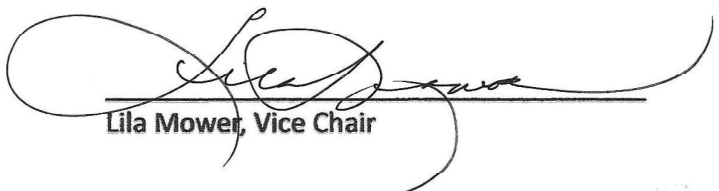
Conclusion:

Study results will enable the Task Force to recommend approaches suitable to Hawaii's needs.

Respectfully submitted,

Condominium Property Regime Task Force


Philip Nerrey, Chair


Lila Mower, Vice Chair