



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

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: 2026 LEGISLATIVE SESSION UPDATE

Real Estate Branch
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CONDOMINIUM:

CONDOMINIUM 2026 LEGISLATIVE SESSION UPDATE

*Real Estate Branch
Department of Commerce and
Consumer Affairs*

June 2026



2026 Legislative Session Update

The 2026 legislative session adjourned with several condominium bills enacted into law. Please consult with legal professionals regarding these new laws. The following descriptions are summarizations of the Acts meant to provide only general information.



House Bills:

[Act 37, SLH 2026](#) (HB 1678), clarifies the definition of “candidate” in a cumulative voting election pursuant to an association’s bylaws. The Act also clarifies existing statutory language without altering the substance or intent of current law.

[Act 100, SLH 2026](#) (HB 1824), creates a limited exemption from mandatory reserve study requirements for certain smaller associations. Associations with fewer than twenty units and buildings no taller than two stories may, by a majority vote of unit owners present, waive the reserve study review. However,

associations are **prohibited** from waiving the requirement in consecutive years. Associations must still prepare and disclose annual reserve information, record the waiver vote, and may still choose to obtain a reserve study review at any time.

Legislative Process:

Are you interested in the legislative process? Check out the [Hawaii State Legislature website](#): (<http://www.capitol.hawaii.gov/>) for the legislative calendar, legislator contact information, citizen’s guide to the legislative process, broadcasts of hearings, bill information, online bill testimony submission, and much more!

The Hawaii Legislature’s website also includes an [archive of acts and bills from prior sessions](#) (<https://www.capitol.hawaii.gov/advreports/main.aspx>). Users can research bills from prior legislative sessions, view their public testimony, committee reports, and various Senate and House drafts. This may be helpful in crafting legislation to address gaps in the current law or avoiding a similar fate to prior proposed bills that did not become law.

[The Public Access room](#)

(<https://lrb.hawaii.gov/par>), located on the fourth floor of the Capitol building, serves to help Hawaii residents understand and participate in the legislative process.

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

The best time to work on new legislation is before the legislative session starts. Contact legislators in the interim between sessions to voice your concerns and see if they are willing to champion your proposed bill. There is only a short period of time for legislators to submit bills. Work with legislators to draft a bill, address concerns, and fine tune for submission during the first week of the legislative session.

