

## **CONDOMINIUM PROPERTY REGIME TASK FORCE**

Department of Commerce and Consumer Affairs

State of Hawaii

<https://cca.hawaii.gov/>

### **AGENDA**

Date: June 5, 2026

Time: 1:00 p.m.

In-Person Meeting Location: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, 1<sup>st</sup> Floor  
Honolulu, Hawaii 96813

Virtual Participation: Zoom Meeting (use link below):  
<https://dcca-hawaii-gov.zoom.us/j/88416003460?pwd=DQA1iTSLOYjAd45c3vyl2Z5lWQpuRX.1>

Phone: +1 669 900 6833 (US)

Meeting ID: 884 1600 3460

Passcode: 355408

Agenda: The agenda was posted to the State electronic calendar as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

### **PUBLIC TESTIMONY:**

If you wish to submit written testimony on any agenda item, please email your testimony to [cpr-taskforce@dcca.hawaii.gov](mailto:cpr-taskforce@dcca.hawaii.gov), or submit by hard copy mail to:

Attn: Condominium Property Regime Task Force  
335 Merchant Street, Room 333  
Honolulu, Hawaii 96813.

We kindly request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to Task Force members.

Testimony received after that time will still be distributed to Task Force members but may not reach members prior to the meeting.

### **INTERNET ACCESS:**

To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Task Force requests that you enter

your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., \*\*\*\*\*@\*\*\*mail.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

### **PHONE ACCESS:**

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda. Upon dialing the number, you will be prompted to enter the Meeting ID (listed at the top of the agenda). After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. As you will not have a panelist number, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering " \* " and then " 9 " on your phone's keypad. After entering " \* " and then " 9 ", a voice prompt will let you know that the host of the meeting has been notified.

When recognized by the Chairperson, you may unmute yourself by pressing " \* " and then " 6 " on your phone. A voice prompt will let you know that you are unmuted. Once you have finished speaking, please enter " \* " and then " 6 " again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Pursuant to public testimony rules adopted at the Task Force's May 22, 2026 meeting:

- Each testifier will be limited to five minutes of testimony per agenda item;
- One minute will also be provided for repeat testimony (i.e., a second appearance) on the same agenda item; and
- Two minutes will be provided for the specific person responding to a question from a Task Force member. This two-minute allowance applies only to the individual being questioned and does not permit any other person to respond or speak to the Task Force Member.

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time. Instructions to attend State of Hawaii virtual board meetings may be found online at:

<https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>

1. Call to Order
2. Review and Approval of Meeting Minutes of April 24, 2026
3. Task Force Members Discussion with the Regulated Industries Complaints Office (RICO) on the Intake, Review, and Disposition of Condominium Complaints  
*Note: This item is for informational purposes and task force member discussion.*
4. Discussion of Findings and Decision-Making on Recommendations or Proposed Legislation on:
  - a. Potential Expansion of the Regulated Industries Complaints Office's Authority under Section 514B-65, Hawaii Revised Statutes, including the Roles and Responsibilities of Specialized Staff
  - b. Requesting the Department of Commerce and Consumer Affairs to Levy a More Robust Series of Minimum Monetary Fines and Sanctions with Increasing Tiers or Exponential Penalties for Repeat Offenders regarding Condominium Unit Owners' Access to Documents
  - c. Mandatory Continuing Education Courses for Real Estate Licensees that include Condominium Sales, Management, and Point-of-Sale Topics
  - d. Review of Point-of-Sale Disclosures: Enhancing Consumer Financial Literacy, Education, and the Role of the Prospective Purchaser
  - e. Requesting the State Auditor to Conduct a Sunrise Review on the Licensure of Community Managers or Similar Title(s) Under a New Regulatory Framework or the Existing Real Estate Licensing Framework
  - f. Requiring Internal Dispute Resolution Processes Employed by Condominium Boards to be in Writing with Minimum Standards
  - g. Potential Expansion of, or Revisions to, Section 514B-104(a)(11), Hawaii Revised Statutes (which, except as provided in section 514B-105, and subject to the provisions of the declaration and bylaws, a condominium association may impose charges and penalties, including late fees and interest, for late payment of assessments and levy reasonable fines for violations of the declaration, bylaws, rules, and regulations of the association, either in accordance with the bylaws or, if the bylaws are silent, pursuant to a resolution adopted by the

