



Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission wishes to remind the community about the June bulletin, the new condominium rules, Fannie Mae's new reserve requirements, and additional educational events.

If you missed an email, all of the topics covered in prior informational emails are available [here](#).

June 2026 Hawaii Condominium Bulletin

The latest Hawaii Condominium Bulletin has been published. This bulletin was delayed to incorporate the latest information covering the Hawaii Green Infrastructure Authority's now open condominium loan program. This edition also covers topics such as a reminder about the DCCA's new contact information and website, resources for condominium owners, boards, and managing agents, and common elements to look out for when buying a low-rise condominium unit. As always, we've included mediation case summaries. [A link to the latest PDF version of the Condominium Bulletin can be reached here.](#)

New Condominium Rules, Hawaii Administrative Rules - Chapters 16-119.1 to 16-119.8, HAR

A [copy](#) of the recently enacted Hawaii Administrative Rules for condominiums can be found on the [Real Estate Branch's website](#). Associations, unit owners, board members, and managing agents should pay close attention to chapters 16-119.1, 16-119.5 through 119.8, HAR, as those chapters focus on reserves and governance. Chapters 16-119.2 through 16-119.4, HAR, are entirely related to condominium development.

Fannie Mae – New Reserve Requirements

Fannie Mae has [revised its lending requirements](#) to increase the minimum reserve allocation for capital expenditures and deferred maintenance from a minimum of 10% to 15%. Associations should incorporate this updated requirement into their budgeting process and consult with professional financial and mortgage experts for additional guidance.

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

CAI Hawaii is an organization that serves the educational, business, and networking needs of associations ranging from condominiums and cooperatives to planned community associations. The Condominium Education Trust Fund (CETF) partially subsidizes a select number of CAI Hawaii condominium educational events procured by the Commission for members of registered condominium associations. These events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public. Please see their website at <https://caihawaii.org/> for more information.

CAI Hawaii will host a live in-person, “**Legislative Update**” seminar on **Wednesday, July 15, 2026**, from 12:00 PM to 1:30 PM at the [Japanese Cultural Center](#). Visit CAI Hawaii’s [website for registration and updates](#). Please be aware that CAI Hawaii may change the contents, times, and dates of their educational events and host new events.

Hawai’i Council of Community Associations (HCCA) – Educational Events

HCCA is a nonprofit organization that has provided educational, networking and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations since 1975. The Commission does not endorse the views or activities of HCCA and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at <http://hawaiicouncil.org/> for more information.

HCCA has upcoming in-person educational events, “**Legislative Town Hall**” on **Saturday, July 11, 2026**, from 9:00 AM to 12:30 PM. “**Board of Directors Training**” is a two-day event on **July 18 and July 25, 2026**, from 8:00 AM to 2:00 PM, breakfast and lunch included. “**Emergency Preparedness**” will be held on **Saturday, August 29, 2026**, from 8:30 AM to 2:00 PM, breakfast and lunch included. All events will be held at [The Benue/The Bay At Dole Cannery](#). Please be aware that HCCA may change the contents of their educational events and host new events.

Community Council of Maui (CCM) – Educational Events

CCM is a nonprofit, originally formed in 1991 dedicated to providing Maui’s community associations with opportunities for networking, education, and advocacy. They hold six educational seminars annually regarding community association issues. The Commission does not endorse the views or activities of CCM and has not procured any contracts with CCM. The Commission is merely informing interested parties of their events. Please see their website at <https://ccmmaui.com> for more information.

CCM has an upcoming in-person educational event being held twice, “**Drought-tolerant Plantings and Pest Control**” on **Thursday, July 16, 2026**, from 12:00 PM to 1:00 PM, at the [Kihei Villages](#) and again on **Friday, July 24, 2026**, from 12:00 PM to 1:00 PM, at [The Whaler](#).

Visit CCM's website and contact them for registration [here](#). Please be aware that CCM may change the schedule and contents of their educational events and introduce new events.

Who Is Responsible for Distributing Condominium Information, say from the Hawaii Real Estate Commission ("Commission"), in My Association?

Every managing agent is considered a fiduciary under §514B-132(c), HRS, and is required to act in the best interests of the property they manage. In that respect, your managing agent should relay new condominium information, such as the new Hawaii Administrative Rules for condominiums, chapters 16-119.1 through 16-119.8, HAR, to the board and owners to allow them to make informed decisions. Managing agents are also required to distribute Commission generated information to their associations upon request from the Commission pursuant to §514B-132(e), HRS.

There should also be a designated contact officer. Associations with six or more units are required to register with the Commission every two years. As part of the registration process, associations provide a designated contact officer for direct contact and to receive correspondence from the Commission. This individual functions as the intake point to receive information from the Commission and disseminate it to the relevant parties within the association. Check your bylaws for the specific powers and duties of each officer to see if a specific officer in your association is responsible for relaying this information to the rest of the ownership. The Commission regularly mails registration and seminar notices to the designated contact officer.

If you found any of this information helpful, please spread the word and invite other interested parties to visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawaii Real Estate Branch and all licensing issues.

If there are any further questions, please contact our office at (844) 808-3222 ext. #1, then option #8, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.