

STAND. COM. REP. NO.

2482

Honolulu, Hawaii

MAR 01 2012

RE: S.B. No. 2284  
S.D. 1

Honorable Shan S. Tsutsui  
President of the Senate  
Twenty-Sixth State Legislature  
Regular Session of 2012  
State of Hawaii

Sir:

Your Committee on Commerce and Consumer Protection, to which was referred S.B. No. 2284 entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL REAL PROPERTY,"

begs leave to report as follows:

The purpose and intent of this measure is to require condominium property managers, associations of apartment owners, and planned community associations to make association documents available to owners under reasonable terms and for reasonable costs.

Your Committee received testimony in opposition to this measure from the Community Associations Institute - Hawaii Chapter and one individual. Your Committee received comments on this measure from the Hawaii Real Estate Commission.

Your Committee finds that the amendments proposed by this measure relating to condominium associations may be overly broad. Therefore, this measure may not be the best mechanism to provide association documents to condominium owners.

Your Committee further finds that time share owners are sometimes unable to obtain an accurate and current list of the names and addresses of other time share association members. Your Committee concludes that plan managers should be required to provide membership lists to time share owners for a reasonable fee.

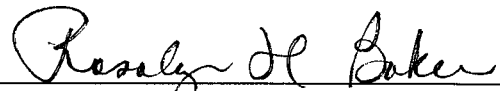


Your Committee has amended this measure accordingly by deleting its contents and inserting language that requires:

- (1) A plan manager of a time share to keep an accurate and current list of the names and addresses of time share association members; and
- (2) The list of time share association members to be made available to owners under certain terms and for reasonable costs.

As affirmed by the record of votes of the members of your Committee on Commerce and Consumer Protection that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2284, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2284, S.D. 1, and be placed on the calendar for Third Reading.

Respectfully submitted on  
behalf of the members of the  
Committee on Commerce and  
Consumer Protection,



ROSALYN H. BAKER, Chair



