

Honolulu, Hawaii

February 17, 2017

RE: H.B. No. 1524

H.D. 1

Honorable Joseph M. Souki  
Speaker, House of Representatives  
Twenty-Ninth State Legislature  
Regular Session of 2017  
State of Hawaii

Sir:

Your Committee on Intrastate Commerce, to which was referred  
H.B. No. 1524 entitled:

"A BILL FOR AN ACT RELATING TO REAL ESTATE,"

begs leave to report as follows:

The purpose of this measure is to ensure that owners in  
condominium and time share projects receive association-related  
documents in a timely manner.

Specifically, this measure specifies that the principal  
broker in a brokerage firm is responsible for ensuring that:

- (1) Associated real estate licensees and other staff who  
assist common interest communities are responsive to  
requests from owners regarding association-related  
finances, documents, records, and information; and
- (2) Any request from the Real Estate Commission to  
distribute Commission-generated information, materials,  
or documents to an association, a board of directors, or  
a unit owner in a common interest community is completed  
within ten days after receiving the request.

The Hawaii Real Estate Commission and a concerned individual  
supported this measure. The American Resort Development



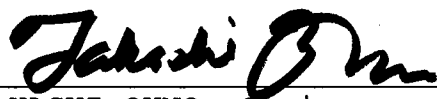
Association Hawaii, Associa, Hawaii Council of Associations of Apartment Owners, Hawaii Council of Community Associations, Hawaii Association of Realtors, and a concerned individual opposed this measure.

Your Committee has amended this measure by:

- (1) Specifying that associated real estate licensees who are responsible for providing property management services to community associations shall be responsive to requests from owners regarding association-related finances, documents, records, and information;
- (2) Removing references to associations of apartment owners under Chapter 514B, Hawaii Revised Statutes; and
- (3) Changing the effective date to July 1, 2099, to promote further discussion.

As affirmed by the record of votes of the members of your Committee on Intrastate Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1524, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1524, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

Respectfully submitted on  
behalf of the members of the  
Committee on Intrastate  
Commerce,

  
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TAKASHI OHNO, Chair



