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# A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. In 1999, the legislature passed Act 236,  
2 Session Laws of Hawaii 1999, authorizing condominium  
3 associations to conduct nonjudicial foreclosures. In 2012,  
4 through Act 182, Session Laws of Hawaii 2012, the legislature  
5 enacted a new part of the foreclosure law—part VI of chapter  
6 667, Hawaii Revised Statutes—creating a nonjudicial foreclosure  
7 process specifically for associations. During that time, in  
8 reliance on the legislature's actions, associations have  
9 conducted nonjudicial foreclosures as part of their efforts to  
10 collect delinquencies and sustain their financial operations.  
11 Associations have done so subject to the restrictions on  
12 nonjudicial foreclosures and other collection options imposed by  
13 the legislature.

14           These restrictions include:

15           (1) Prohibiting the use of nonjudicial foreclosure to  
16           collect fines, penalties, legal fees, or late fees;



1           (2)    Requiring associations to give an owner sixty days to  
2                    cure a default before proceeding with the nonjudicial  
3                    foreclosure and to accept reasonable payment plans of  
4                    up to twelve months; and

5           (3)    Requiring associations to provide owners with contact  
6                    information for approved housing counselors and  
7                    approved budget and credit counselors.

8           The intermediate court of appeals in Sakal v. Association  
9 of Apartment Owners of Hawaiian Monarch, 143 Haw. 219, 426 P.3d  
10 443 (2018), held that the legislature intended that associations  
11 can only conduct nonjudicial foreclosures if they have specific  
12 authority to conduct nonjudicial foreclosures in their  
13 declaration or bylaws or in an agreement with the owner being  
14 foreclosed upon.

15           The legislative history indicates this was not the intent  
16 of the legislature in 2012, nor in legislatures that have made  
17 subsequent amendments. Therefore, this Act confirms the  
18 legislative intent that associations should be able to use  
19 nonjudicial foreclosure to collect delinquencies without having  
20 specific authority to conduct nonjudicial foreclosures in an



1 agreement with a delinquent owner or in the association's  
2 declaration or bylaws.

3 SECTION 2. Section 421J-10.5, Hawaii Revised Statutes, is  
4 amended by amending subsection (a) to read as follows:

5 "(a) All sums assessed by the association, but unpaid for  
6 the share of the assessments chargeable to any unit, shall  
7 constitute a lien on the unit. The priority of the  
8 association's lien shall, except as otherwise provided by law,  
9 be as provided in the association documents or, if no priority  
10 is provided in the association documents, by the recordation  
11 date of the liens; provided that any amendment to the  
12 association documents that governs the priority of liens on the  
13 unit shall not provide that an association lien shall have  
14 priority over a mortgage lien that is recorded before the  
15 amendment is recorded. A lien recorded by an association for  
16 unpaid assessments shall expire six years from the date of  
17 recordation unless proceedings to enforce the lien are  
18 instituted prior to the expiration of the lien; provided that  
19 the expiration of a recorded lien shall in no way affect the  
20 association's automatic lien that arises pursuant to this  
21 subsection or the association documents. Any proceedings to



1 enforce an association's lien for any assessment shall be  
2 instituted within six years after the assessment became due;  
3 provided that if the owner of a unit subject to a lien of the  
4 association files a petition for relief under the United States  
5 Bankruptcy Code (11 U.S.C. §101 et seq.), the period of time for  
6 instituting proceedings to enforce the association's lien shall  
7 be tolled until thirty days after the automatic stay of  
8 proceedings under section 362 of the United States Bankruptcy  
9 Code (11 U.S.C. §362) is lifted.

10       The lien of the association may be foreclosed by action or  
11 by nonjudicial or power of sale foreclosure procedures set forth  
12 in chapter 667, regardless of the presence or absence of power  
13 of sale language in an association's governing documents, by the  
14 managing agent or board, acting on behalf of the association and  
15 in the name of the association; provided that no association may  
16 exercise the nonjudicial or power of sale remedies provided in  
17 chapter 667 to foreclose a lien against any unit that arises  
18 solely from fines, penalties, legal fees, or late fees, and the  
19 foreclosure of any such lien shall be filed in court pursuant to  
20 part IA of chapter 667. In any association foreclosure, the  
21 unit owner shall be required to pay a reasonable rental for the



1 unit, if so provided in the association documents or the law,  
2 and the plaintiff in the foreclosure shall be entitled to the  
3 appointment of a receiver to collect the rental owed by the unit  
4 owner or any tenant of the unit. If the association is the  
5 plaintiff, it may request that its managing agent be appointed  
6 as receiver to collect the rental from the tenant. The managing  
7 agent or board, acting on behalf of the association and in the  
8 name of the association, may bid on the unit at foreclosure sale  
9 and acquire and hold, lease, mortgage, and convey the unit  
10 thereafter as the board deems reasonable. Action to recover a  
11 money judgment for unpaid assessments shall be maintainable  
12 without foreclosing or waiving the lien securing the unpaid  
13 assessments owed.

14 In the case of a voluntary conveyance, the grantee of a  
15 unit shall be jointly and severally liable with the grantor for  
16 all unpaid assessments against the latter for the grantor's  
17 share of the common expenses up to the time of the grant or  
18 conveyance, without prejudice to the grantee's right to recover  
19 from the grantor the amounts paid by the grantee. Any such  
20 grantor or grantee is entitled to a statement from the board,  
21 either directly or through its managing agent or resident



1 manager, setting forth the amount of the unpaid assessments  
2 against the grantor. The grantee is not liable and the unit  
3 conveyed is not subject to a lien for any unpaid assessments  
4 against the grantor in excess of the amount set forth in the  
5 statement, except as to the amount of subsequently dishonored  
6 checks mentioned in the statement as having been received within  
7 the thirty-day period immediately preceding the date of such  
8 statement."

9 SECTION 3. Section 514B-146, Hawaii Revised Statutes, is  
10 amended by amending subsection (a) to read as follows:

11 "(a) All sums assessed by the association but unpaid for  
12 the share of the common expenses chargeable to any unit shall  
13 constitute a lien on the unit with priority over all other  
14 liens, except:

- 15 (1) Liens for real property taxes and assessments lawfully  
16 imposed by governmental authority against the unit;  
17 and  
18 (2) Except as provided in subsection (j), all sums unpaid  
19 on any mortgage of record that was recorded prior to  
20 the recordation of a notice of a lien by the



1           association, and costs and expenses including  
2           attorneys' fees provided in such mortgages;  
3 provided that a lien recorded by an association for unpaid  
4 assessments shall expire six years from the date of recordation  
5 unless proceedings to enforce the lien are instituted prior to  
6 the expiration of the lien; provided further that the expiration  
7 of a recorded lien shall in no way affect the association's  
8 automatic lien that arises pursuant to this subsection or the  
9 declaration or bylaws. Any proceedings to enforce an  
10 association's lien for any assessment shall be instituted within  
11 six years after the assessment became due; provided that if the  
12 owner of a unit subject to a lien of the association files a  
13 petition for relief under the United States Bankruptcy Code (11  
14 U.S.C. §101 et seq.), the period of time for instituting  
15 proceedings to enforce the association's lien shall be tolled  
16 until thirty days after the automatic stay of proceedings under  
17 section 362 of the United States Bankruptcy Code (11 U.S.C.  
18 §362) is lifted.

19           The lien of the association may be foreclosed by action or  
20 by nonjudicial or power of sale foreclosure procedures set forth  
21 in chapter 667, regardless of the presence or absence of power



1 of sale language in an association's governing documents, by the  
2 managing agent or board, acting on behalf of the association and  
3 in the name of the association; provided that no association may  
4 exercise the nonjudicial or power of sale remedies provided in  
5 chapter 667 to foreclose a lien against any unit that arises  
6 solely from fines, penalties, legal fees, or late fees, and the  
7 foreclosure of any such lien shall be filed in court pursuant to  
8 part IA of chapter 667.

9 In any such foreclosure, the unit owner shall be required  
10 to pay a reasonable rental for the unit, if so provided in the  
11 bylaws or the law, and the plaintiff in the foreclosure shall be  
12 entitled to the appointment of a receiver to collect the rental  
13 owed by the unit owner or any tenant of the unit. If the  
14 association is the plaintiff, it may request that its managing  
15 agent be appointed as receiver to collect the rent from the  
16 tenant. The managing agent or board, acting on behalf of the  
17 association and in the name of the association, unless  
18 prohibited by the declaration, may bid on the unit at  
19 foreclosure sale, and acquire and hold, lease, mortgage, and  
20 convey the unit. Action to recover a money judgment for unpaid



1 common expenses shall be maintainable without foreclosing or  
2 waiving the lien securing the unpaid common expenses owed."

3 SECTION 4. Section 667-1, Hawaii Revised Statutes, is  
4 amended by amending the definition of "power of sale" to read as  
5 follows:

6 "Power of sale" or "power of sale foreclosure" means a  
7 nonjudicial foreclosure when ~~the~~:

8 (1) The mortgage contains, authorizes, permits, or  
9 provides for a power of sale, a power of sale  
10 foreclosure, a power of sale remedy, or a nonjudicial  
11 foreclosure[-]; or

12 (2) For the purposes of part VI, an association enforces  
13 its claim of an association lien, regardless of  
14 whether the association documents provide for a power  
15 of sale, a power of sale foreclosure, a power of sale  
16 remedy, or a nonjudicial foreclosure."

17 SECTION 5. Statutory material to be repealed is bracketed  
18 and stricken. New statutory material is underscored.

19 SECTION 6. This Act shall take effect on July 1, 2050;  
20 provided that the amendments made to section 514B-146(a), Hawaii  
21 Revised Statutes, by section 3 of this Act shall not be repealed



1 when that section is reenacted on June 30, 2020, pursuant to  
2 section 6 of Act 195, Session Laws of Hawaii 2018.



**Report Title:**

Associations; Nonjudicial Foreclosure; Power of Sale

**Description:**

Provides an explicit grant of power of sale to associations for the purposes of enforcing association liens under the power of sale procedures in state foreclosure law. (SB551 HD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

