

Honolulu, Hawaii

April 27, 2017

RE: H.B. No. 1498  
H.D. 1  
S.D. 1  
C.D. 1

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

Honorable Ronald D. Kouchi  
President of the Senate  
Twenty-Ninth State Legislature  
Regular Session of 2017  
State of Hawaii

Sirs:

Your Committee on Conference on the disagreeing vote of the House of Representatives to the amendments proposed by the Senate in H.B. No. 1498, H.D. 1, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Require a copy of any contract, written job description, and compensation between a condominium association and a person or entity retained by the association to manage the operation of the property to be made available to any unit owner while permitting certain personal information to be redacted from the contract copy;
- (2) Clarify that the removal or replacement of a director elected by a class of unit owners shall be by a majority of only the members of that class;



- (3) Specify that for an election in a mixed-use condominium project where directors are elected by different classes of owners, an association is permitted to cast a vote or votes allocated to any nonresidential unit owned by the association where those eligible to vote in the election are limited to owners of one or more nonresidential units, including the nonresidential unit owned by the association; and
- (4) Prohibit tenants from serving as board members of a condominium association.

Your Committee on Conference has amended this measure by:

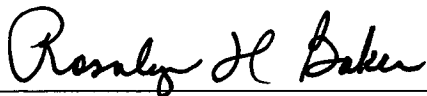
- (1) Inserting a definition of "tenant" in Part III as that term is used with regard to service on a board of a condominium association; and
- (2) Changing its effective date to July 1, 2017.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of H.B. No. 1498, H.D. 1, S.D. 1, as amended herein, and recommends that it pass Final Reading in the form attached hereto as H.B. No. 1498, H.D. 1, S.D. 1, C.D. 1.

Respectfully submitted on behalf  
of the managers:

ON THE PART OF THE SENATE

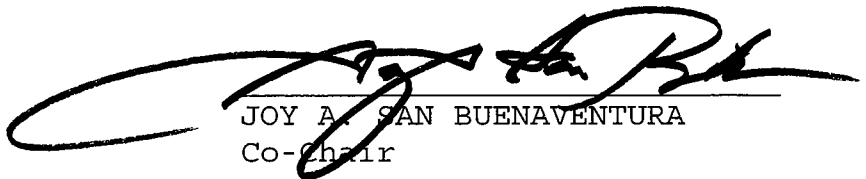
ON THE PART OF THE HOUSE



ROSALYN H. BAKER  
Chair



ROY M. TAKUMI  
Co-Chair



JOY A. SAN BUENAVENTURA  
Co-Chair



Hawaii State Legislature

Record of Votes of a **CCR 10**  
Conference Committee

Bill / Concurrent Resolution No.: <b>HB 1498, HD 1, SD 1</b>	Date/Time: <b>4/24/16 3:13 pm</b>
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The recommendation of the House and Senate managers is to pass with amendments (CD).

The Committee is reconsidering its previous decision.

<input type="checkbox"/> The recommendation of the Senate Manager(s) is to AGREE to the House amendments made to the Senate Measure	<input type="checkbox"/> The recommendation of the House Manager(s) is to AGREE to the Senate amendments made to the House Measure.
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Senate Managers	A	WR	N	E	House Managers	A	WR	N	E
BAKER, Rosalyn H., Chr.	✓				TAKUMI, Roy M., Co-Chr.	✓			
IHARA, Les, Jr.	✓				SAN BUENAVENTURA, Joy A., Co-Chr.	✓			
KIDANI, Michelle N.				✓	WARD, Gene	✓			
<b>TOTAL</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>TOTAL</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>

A = Aye      WR = Aye with Reservations      N = Nay      E = Excused

Senate Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted	House Recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted
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Senate Lead Chair's or Designee's Signature: 	House Lead Chair's or Designee's Signature: 
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**Distribution:**      Original      Yellow      Pink      Goldenrod  
*File with Conference Committee Report      House Clerk's Office      Senate Clerk's Office      Drafting Agency*