



## Real Estate Branch

Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission wishes you a happy and prosperous New Year! The Commission continues to appreciate your desire to educate and inform yourselves regarding condominium matters. In this first email of 2025, the Commission wishes to highlight the December 2024 Hawaii Condominium Bulletin, 2024 recap of the Commission's activities, resources for condominium insurance, upcoming educational seminars, and a legislative update.

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

### December 2024 Hawaii Condominium Bulletin

The December Hawaii Condominium Bulletin has been published covering topics such as the Federal Corporate Transparency Act, mediation summaries, and educational resources available from the Hawaii Real Estate Branch. Ask The Condo Specialist provides guidance when a party refuses mediation and the Akamai Buyer encourages prospective buyers to inquire about upcoming repairs, and to get a copy of the reserve study if possible. A link to the December Condominium Bulletin in PDF can be found [here](#).

### 2024 Recap

The Hawaii Real Estate Commission had an active 2024, hosting [two Condorama seminars](#), in June and November of 2024, developing new brochures, such as the [2024 Legislative Update, developer brochures regarding common delays and uncommon issues](#), [how to file a complaint](#), partaking in [two DCCA task forces](#) established to review alternative dispute resolution and condominium rights, as well as the Governor's task force on the condominium property insurance crisis, resuming Commission meetings on neighbor islands, attending several neighborhood board meetings, and many other events and educational outreach.

### Condominium Insurance

The real property insurance crisis is ongoing. While the Hawaii Real Estate Commission has no authority or capacity to regulate insurance, chapter 514B, HRS, does provide some guidance on condominium insurance. The website has been updated to consolidate the insurance brochures, FAQs regarding the Commission's authority, and a new guide has been added to explain what information chapter 514B, HRS, provides for regarding insurance. [Check out the new section on our website here](#).

For specific insurance questions such as, "Are there any limits to how much our insurance rates can rise?" Please direct these questions to the [DCCA's Insurance Division](#).

### 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 educational events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public. Please contact CAI Hawaii for attendance fees.

CAI Hawaii will be hosting a live in-person seminar “**Meetings, Meetings and More Meetings, Oh My**” on **Wednesday, February 12**, from 12:00 PM to 1:30 PM at the [Japanese Cultural Center](#). “**Major Project Management**” will be held on **Thursday, March 6**, at the [Hawaii Buildings Facilities and Property Management Expo](#) located at the Neal Blaisdell Center Exhibition Center, with the time to be determined. Visit CAI Hawaii’s website and contact them for registration [here](#). Please be aware that CAI Hawaii may change the contents, times, and dates of their educational events and host new events.

#### **Hawaii Council of Community Associations (HCCA) – Virtual Educational Event**

HCCA is a nonprofit that since October 1975 has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations. 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 an upcoming in person educational event, “**Pipe Dreams and Sewer Nightmares,**” on **Thursday, February 13**, from 12:00 PM to 1:30 PM at the [Oahu Country Club](#). This event may be sold out, but the Commission encourages condominium owners to regularly check [HCCA's website](#) for new events. Please be aware that HCCA may change the contents of their educational events and host new events. HCCA is modifying their events to now host relevant vendors to the seminar’s topic.

#### **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 events, “**Board Of Directors Training**” on **Friday, February 7** and “**Insurance**” on **Friday, March 14**, both from 9:00 AM to 1:00 PM, at the [Marilyn Monroe House located at the King Kamehameha Golf Course Clubhouse](#). 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.

#### **2025 Legislative Session**

The legislative session opens on January 15<sup>th</sup> with typically thousands of bills submitted for discussion and debate on all sorts of issues relevant to the State, including condominium living. Major upcoming deadlines include first lateral, where bills assigned to more than one committee must move to their final committee, and decking, where bills must be passed by assigned committees and filed with their respective chamber’s clerk to continue the legislative process. You can find additional information on the [Legislature’s website](#),

their [legislative calendar](#), and search for specific bills and topics by “[Subject Search](#).” Please contact the [LRB’s public access room](#) for additional assistance with the legislative process.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email list [here](#). Also, please 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 (808) 586-2643, 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.