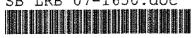
JAN 2 4 2007

A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

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

- SECTION 1. Section 514B-132, Hawaii Revised Statutes, is amended by amending subsection (c) to read as follows: "(c) Every managing agent shall be considered a fiduciary
- 4 with respect to any property managed by that managing agent. \underline{No}
- 5 managing agent may engage in the business of a condominium hotel
- 6 operator, as the term is used in section 467-30, with respect to
- 7 any property managed by the managing agent."
- 8 SECTION 2. Section 514B-153, Hawaii Revised Statutes, is
- 9 amended by amending subsection (e) to read as follows:
- "(e) The managing agent or resident manager or board shall
- 11 keep an accurate and current list of members of the association
- 12 and their current addresses, including email addresses, and the
- 13 names and addresses, including email addresses, of the vendees
- 14 under an agreement of sale, if any. The list shall be
- 15 maintained at a place designated by the board, and a copy shall
- 16 be available, at cost, or emailed to any member of the
- 17 association as provided in the declaration or bylaws or rules
- 18 and regulations or, in any case, to any member who furnishes to



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1	the managing agent or resident manager or the board a duly
2	executed and acknowledged affidavit stating that the list:
3	(1) Will be used by such owner personally and only for the
4	purpose of soliciting votes or proxies, or for
5	providing information to other owners with respect to
6	association matters; and
7	(2) Shall not be used by the owner or furnished to anyone
8	else for any other purpose.
9	A board may prohibit commercial solicitations."
10	SECTION 3. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY Fraine & Fromp

Report Title:

Condominiums

Description:

Prohibits the managing agent of a condominium from engaging in the business of a condominium hotel operator. Requires the managing agent to make email addresses of unit owners available to all unit owners.