

LATE

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SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
OFFICE OF THE DIRECTOR
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS

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Testimony of the Department of Commerce and Consumer Affairs

Before the
House Committee on Consumer Protection & Commerce
Thursday, January 30, 2025
2:00 p.m.

On the following measure:

H.B. 475, RELATING TO COMMON INTEREST OWNERSHIP COMMUNITIES

Chair Matayoshi and Members of the Committee:

My name is Nadine Ando, and I am the Director of the Department of Commerce and Consumer Affairs ("Department"). The Department offers comments and concerns for this bill.

The purposes of this bill are to (1) create regulation requirements for managers of homeowners' associations, planned community associations, cooperative housing corporations, and condominium unit owners' associations in the State (2) require licensure of association managers beginning July 1, 2027, and (3) establish an Association Manager Licensing Board within the Department of Commerce and Consumer Affairs.

The Department respectfully requests that prior to enactment of any regulatory scheme, the Committee refer this matter to the State Auditor for a sunrise analysis pursuant to Hawaii Revised Statutes (HRS) section 26H-6. The statute requires that the sunrise analysis set forth the probable effects of regulation, assess whether its

enactment is consistent with the legislative policies of the Hawaii Regulatory Licensing Reform act, and assess alternative forms of regulation.

The Department is concerned that if this bill is enacted that licensees will incur significant administrative costs, including fees for licensure, continuing education mandates, and the establishment of regulatory boards. These costs are likely to be passed on to homeowners' associations and their members through higher management fees or increased association dues.

Given Hawaii's already high cost of living, this could place an additional financial burden on homeowners without clear evidence that such regulation will provide measurable benefits.

Thank you for the opportunity to testify on this bill.

HAWAII FIRST REALTY LLC
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Honolulu, HI 96816
808-282-8051
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January 29, 2025

Honorable Scot Z. Matayoshi
Honorable Cory M. Chun
Committee on Consumer Protection
415 South Beretania Street
Honolulu, HI 96813

HB475 OPPOSE

Dear Committee,

My name is Richard Emery and a Hawaii Real Estate Broker and provide CE classes to real estate licensees. I also have been engaged in Hawaii condominium management for more than thirty years.

Facts About the Condominium Industry: As of December 31, 2023 there are approximately 2138 active Hawaii condominium associations of all sizes and purposes. Purposes include residential, commercial, office, mixed-use, agricultural, senior living, assisted living, industrial to name just a few. Condominium can range in size from 2 units to as many as 1,000 units. Data shows that more than 50% of Hawaii condominiums are less than 50 units. Only 4% exceed 200 units.

Who Manages Condominium Associations? Nothing in the current law requires an association to hire professional management often referred to as a Managing Agent. In fact it is estimated that 20% of Hawaii condos are self managed including some of the largest associations. In the super majority of all condominiums, management is mixed with a Managing Agent with a very limited scope of contract work and the association employees managed in most cases by the Board. Smaller association may have an employees who provides limited services such as housekeeping.

CE Classes: As a CE provider to current licensees, I can attest that none, zero, of the current CE classes address condominium management. The larger Managing Agents belong to industry organizations that provide specialized training. Many of the smaller condominiums hire a small real estate firm as their agent as their management needs are minimal.

Licensing: Currently Hawaii condominium law requires that the Managing Agent have a Principal Broker. Under current law, the employees under the supervision and direction of the Principal Broker. Regardless, the Managing Agent is an Agent and subject to legal direction by its client, the association.

Condominiums are under great economic pressure due to inflation, insurance, and reserve funding. This Bill will only create more unnecessary economic costs with no apparent benefit. Who is governed by the Bill is vague at best. Every condominium is unique in its needs and such proposed regulation does not meet the needs of condominiums.

I oppose HB475.

Richard Emery, RB-17147
Principal Broker



808-733-7060

1259 A'ala Street, Suite 300
Honolulu, HI 96817

808-737-4977

January 30, 2025

The Honorable Scot Z. Matayoshi, Chair
House Committee on Consumer Protection & Commerce
State Capitol, Conference Room 329 & Videoconference

LATE

RE: House Bill 475, Relating to Common Interest Ownership Communities

HEARING: Thursday, January 30, 2025, at 2:00 p.m.

Aloha Chair Matayoshi, Vice Chair Chun, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** House Bill 475, which creates regulation requirements for managers of homeowners' associations, planned community associations, cooperative housing corporations, and condominium unit owners' associations in the State. Requires licensure of association managers beginning 7/1/2027. Establishes an Association Manager Licensing Board within the Department of Commerce and Consumer Affairs.

HAR recognizes the vital role that association managers play in maintaining property standards, overseeing finances, and addressing resident safety in condominiums, co-ops, and planned community associations. Given that these associations are often governed by volunteer boards who may lack the specialized expertise needed to navigate complex property management challenges, establishing licensure can help ensure that the association managers that they hire have the necessary qualifications to effectively support and protect these associations.

Mahalo for the opportunity to provide testimony on this measure.

HB-475

Submitted on: 1/28/2025 3:46:56 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Victor K. Ramos	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE this measure. What does "climate change" have to do with the proper management of my HOA? Stay out of our communities.

HB-475

Submitted on: 1/28/2025 4:33:54 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Philip Nerney	Individual	Oppose	In Person

Comments:

Act 43 (2024) directed the LRB to study manager licensing and to report back. The Condominium Property Regime Task Force is to then make a recommendation.

It also seems likely that a sunrise study might be required.

HB-475

Submitted on: 1/28/2025 4:48:15 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Michael Ayson	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill.

HB-475

Submitted on: 1/28/2025 11:15:08 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Miri Yi	Individual	Support	Written Testimony Only

Comments:

HB475 Relating to Common Interest Ownership Communities

January 28, 2025

Aloha e Committee Members,

My name is Miri Yi, and I am a condominium owner in Salt Lake (96818). I am writing **in strong support** of HB475, which seeks to ensure that property managers are properly licensed and experienced. I appreciate the intent of this bill; however, I would respectfully request that the committee consider expanding the scope to require all property management candidates—including those from property management agencies—to pass an annual criminal background check. Additionally, I recommend that licensure be obtained through accredited educational institutions, rather than through organizations that claim to be professional community association institutions.

Property management personnel handle sensitive, personally identifiable information (PII) and protected health information (PHI) on behalf of the property’s AOA/HOA and management. Given the importance of safeguarding such information, it is crucial that these individuals receive adequate training in sensitive data management and cybersecurity.

At my condominium, we have seen more than 20 resident and site managers come and go in less than a decade. Unfortunately, with each turnover, vital building and resident data has been lost, misplaced, or erased. Some individuals with criminal convictions have served in advisory roles to the board of directors, where they have been involved in hiring and firing decisions, accessed residents' personal information, and participated in executive sessions during board meetings.

Furthermore, we have experienced selective enforcement of rules, the use of unlicensed contractors, and a general refusal to provide important records such as plumbing drawings, contractor licensure/insurance certificates, contract information and scope-of-work details. Requests from owners for clarification or information are often ignored. This behavior has also been evident among the property management agency’s community managers and representatives. There is a serious lack of proficiency in following Hawai‘i Revised Statutes (HRS) and adhering to proper practices.

To help address these concerns, I would like to suggest that property management professionals be required to complete coursework from accredited institutions. Below are several examples of accredited schools offering property management certificate programs:

- [Shidler College of Business, University of Hawai'i](#)
- [Cleveland State University](#)
- [North Seattle College](#)
- [Portland State University](#)
- [UCLA Extension](#)
- [Penn Foster](#)
- [NYU School of Professional Studies](#)
- [Cornell University](#)

I strongly believe that requiring property management professionals to meet these standards will result in better protection for residents, more effective management of properties, and stronger accountability for those entrusted with the responsibility of overseeing our communities.

Thank you for considering my testimony and for your attention to this important issue.

Mahalo Nui Loa,
Miri Yi

TO: Hawaii State Legislators

FROM: Sheldon S Y Lee

Re: My testimony re HB475

The wording of this bill shows that legislators are beginning to understand the plight of condominium owners in Hawaii. The same is true of HB571, which would limit condominium board members to serving no more than two consecutive terms.

Last year, I submitted testimony about corruption and kickbacks at the condominium building where I was an owner. It is easy to read stories about fraud at condominiums on *Civil Beat* or elsewhere on the Internet. Obviously, malfeasance by an association manager or board members can create hardship for owners. Besides, it is wrong to steal from the owners.

At our building, our monthly fees increased threefold, permanently. About a third of the owners sold their units, mostly at reduced prices. A retired couple who lived a floor below me were foreclosed on and moved to the mainland. The housing situation in Hawaii is trying enough as it is.

Over the past several years, I have connected with many other condo owners in Hawaii and on the mainland. (A few of my posts about condos on Nextdoor have received more than a thousand or two thousand views.) Many owners are afraid to speak out, for fear of retaliation. Owners have appealed to RICO, HPD and the FBI, without results. ADR and litigation are not feasible.

Yes, managers have a lot of responsibilities. I would be in favor of this bill, if it could avert both inefficiency and fraud on the part of association managers. However, I don't believe that a majority of the licensing board should be comprised of association managers.

Thank you for your concern about condominiums.

Committee on Consumer Protection and Commerce

HB 475: Relating to Licensure

Thursday, January 30, 2025 @ 2:00 PM

My name is Jeff Sadino, I am a condo owner in Makiki, and I **SUPPORT** this Bill.

I am glad to report that my current Managing Agent representative is doing a good job. However, these reports are few and far between.

In my experience, the representatives from the Managing Agents are oftentimes very poorly trained with very high turnover. We often hear that Board Members are just volunteers who can't really be expected to know very much. Hawaiiiana hired a new representative, assigned him to my property, and asked him to manage a lawsuit that had been going on for 3 years and a second dispute that had been going on for nearly a year, all within less than 5 days of her start date. Since he had no idea what he was doing, he promptly entered me into attorney status.

The real-world result is that he was charging my account \$400/hr to hire association attorneys to teach him how to do his job. The end result of the incompetence of the Managing Agent was the loss of over \$50,000 in legal fees for the association.

Passing this Bill will cost money in the short term, but **it will save money in the long term.**

While licensing of Managing Agents will not solve the problem completely, it is a big step in the right direction.

Thank you for the opportunity to provide testimony,

Jeff Sadino

JSadino@gmail.com

(808) 371-2017

**House of Representatives
The Thirty-Third Legislature
Committee on Consumer Protection & Commerce
Thursday, January 30, 2025
2:00 p.m.**

To: Representative Scot Z. Matayoshi, Chair
Re: HB 475, Relating to Common Interest Ownership Communities

Aloha Chair Scot Z. Matayoshi, Vice-Chair Cory M. Chun, and Members of the Committee,

Mahalo for the opportunity to support the intent of HB 475 which proposes to establish licensing and regulation requirements for the managers of common interest communities to increase accountability, improve safety, and improve the physical and fiscal management of these associations.

Earlier today, in testimony to HB 106, I provided my background and wrote that the State’s focus on affordable housing to attract and retain skilled workers who are essential to the health of our community, magnifies the importance of improving condominium association governance.

On November 2, 2023, Dathan Choy, Department of Commerce and Consumer Affairs (DCCA) Real Estate Branch Condo Specialist, reported:

“Per our records as of today, there are 230,729 units in 3,411 condominium registrations with six units or more which would generally be required to register their AOOU...There are 13,154 units in 5,512 condominium registrations where each condominium [association has] five or fewer units and individually, are exempted from AOOU registration.”

Thus, there are roughly a quarter of a million condominium units in Hawaii. Similar data is unavailable for planned community associations and cooperative housing corporations because they are not required to register with the State. However, in their most recent report available online, The Foundation for Community Association Research reported that 30% of the U.S. population reside in community associations,¹ amplifying the significance of condominiums and other common interest communities, their management, and governance.

A common interest community association is usually governed by a board of directors, but those directors are typically volunteers with limited time and without the expertise necessary to properly run the association’s business. Consequently, most associations retain the services of managers who, for compensation, implement the association’s governing documents which govern the operations of the association, oversee the common elements of the association, administer the financial aspects of the association including contracts with third party providers

¹ <https://foundation.caionline.org/wp-content/uploads/2024/01/2023StatsReviewDigital-002.pdf>

of goods and services utilized by the association, and advise, supervise, and direct association activities.

Currently in Hawaii, common interest community association managers are not required to fulfill any educational or skill requirements and are not required to be licensed although the magnitude of their responsibilities demand accountability.

In Hawaii, only one person from every management agent (i.e., management company) is required to be licensed and is licensed as a real estate broker whose education requirements are inadequate for the needs of a professional association manager. This scarcity of licensed managers and the type of licenses they hold are significant to the health and safety of Hawaii's common interest community associations.

Many of the existing problems with association management and governance are systemic, built into the Hawaii Revised Statutes, for instance, HRS 514B², causing confusion and conflict, and creating opportunities to bypass the very rules that are presumed to provide consumers with accountability and protection.

“514B-3 Definitions:

"Managing agent" means any person retained, as an independent contractor, for the purpose of managing the operation of the property.

“Person” means an individual, firm, corporation, partnership, association, trust, or other legal entity, or any combination thereof.

514B-132 Managing agents.

(a) Every managing agent shall:

(1) Be a:

(A) Licensed real estate broker in compliance with chapter 467 and the rules of the commission. With respect to any requirement for a corporate managing agent in any declaration or bylaws recorded before July 1, 2006, any managing agent organized as a limited liability company shall be deemed to be organized as a corporation for the purposes of this paragraph, unless the declaration or bylaws are expressly amended after July 1, 2006 to require that the managing agent be organized as a corporation and not as a limited liability company; or

² https://www.capitol.hawaii.gov/hrscurrent/vol12_ch0501-0588/hrs0514b/hrs_0514b-.htm

(B) Corporation authorized to do business under article 8 of chapter 412...

(d) The registration requirements of this section shall **not** apply to active real estate brokers in compliance with and licensed under chapter 467.”

Those definitions are consistent with DCCA’s instructions for Condominium Managing Agent Registration³:

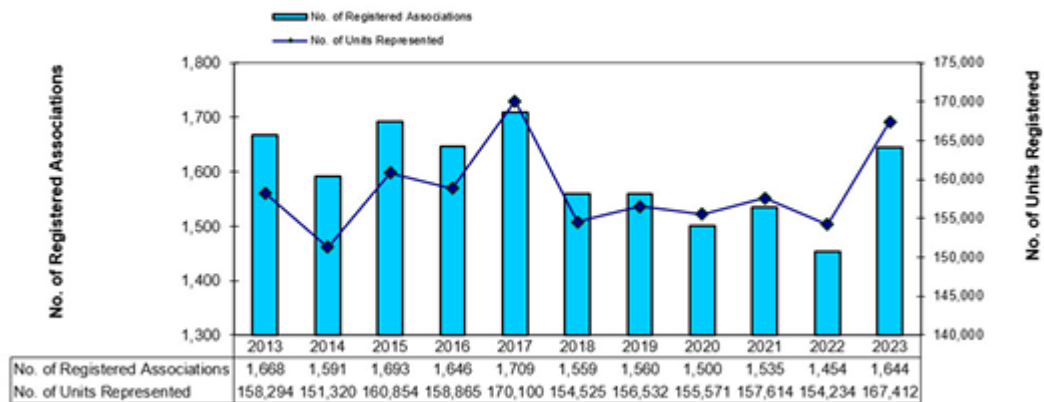
“[t]he registration requirements do not apply to condominium managing agents who are licensed active real estate brokers and who manage the operation of the property,”

but conflicts with the registration instructions for the completion of an association’s biennial registration that states,

“Condominium Managing Agent [CMA] refers to a managing agent currently licensed as a real estate broker in the state of Hawaii providing for the operation of the condominium project or a corporation authorized to do business as a trust company under HRS Chapter 412, Article 8, and *registered* with the Real Estate Commission as a condominium managing agent,”⁴

and may be a cause of the low condominium association registration numbers⁵ that contrasts with Dathan Choy’s estimation of 3411 associations that “would generally be required to register their AOUO”:

CHART 18. CONDOMINIUM ASSOCIATION REGISTRATION



³ <https://cca.hawaii.gov/reb/files/2017/12/cmaapp.pdf>

⁴ <https://aouo.ehawaii.gov/public/instructions.html>

⁵ <https://cca.hawaii.gov/reb/files/2024/01/2023-AnnualReportoftheRealEstateCommission.pdf>

Registration of a condominium association provides the government and consumers basic information about the association including transparency about the management of the association. And registration ensures the association that it has legal standing in Court.

The most recently available DCCA Fiscal Year 2022-2023 Program Of Work And Budget⁶ encourages the Condominium Review Committee to:

“...procure continuing education classes for licensees who specialize in condominium sales, existing condominium board members, and account executives/community managers...[and] distribute informational post cards, electronic copies of chapter 514B, HRS, and Rules to each registered association and *registered* condominium managing agent (“CMA”).”

Further, the DCCA Fiscal Year 2022-2023 Program Of Work And Budget urges the Laws and Rules Review Committee to

“provide educational seminars to boards of directors, unit owners, and CMAs on the purpose of alternative dispute resolution, mediation, and arbitration, as well as providing training to consultants[.]”

Noticeably, real estate brokers are not mentioned, potentially allowing noncompliance with regulations that protect consumers.

The December 2005 State of Hawaii Auditor’s “Sunrise Analysis: Condominium Association Managers,”⁷ stated that “*condominium association manager* is not a title that is commonly used in Hawaii for those who work for managing agents,” and reference to a now unused license designation, Condominium Managing Agent, CMA, was found in the November 1999 issue of the Hawaii Condominium Bulletin; a copy of that page is attached as an addendum to this testimony.

Thus, the first step in fulfilling the purpose of HB 475, should be to ensure consistency by government officials (including legislators), DCCA, and relevant Hawaii Revised Statutes such as HRS 514B, HRS 421I, and HRS 421J, in defining and naming the profession the proposed license should address.

In 2023, the nationwide association management industry trade group, Community Associations Institute (CAI) had on its website:

“In states that propose mandatory regulation of community association managers, CAI will support a regulatory system that incorporates adequate protections for homeowners, mandatory education and testing on fundamental management knowledge, standards of conduct and appropriate insurance requirements. **CAI opposes the licensing of**

⁶ <https://cca.hawaii.gov/reb/files/2023/03/pow22-23.pdf>

⁷ <https://files.hawaii.gov/auditor/Reports/2005/05-10.pdf>

community association managers as real estate brokers, agents or property managers....

By definition, property managers perform facilities management and leasing services – not community association management. Community association managers perform additional/different job functions, requiring different knowledge than that required of real estate brokers, agents or property managers. Any regulation of community association managers as brokers, agents or property managers does not provide community association residents the assurance that these managers have the knowledge and skills required for professional community association management. While licensure of real estate brokers, agents or property managers protects consumers in sales transactions, it does not protect consumers during the ongoing management and operation of community associations...

CAI will support a regulatory system that provides legal recognition of the community association management profession and provides assurances to the public that individuals representing themselves as being involved in the profession have met minimum qualifications for education and/or experience as a community association manager.

CAI *prefers* the licensure of individual community association manager practitioners as opposed to licensure of management companies...

To ensure adequate consumer protection and appropriate representation of the community association management profession and to obtain CAI support for the adoption of legislation regulating community association managers, the following provisions must be included in the legislation.

A. Definitions

"Community Association Manager"

If the term "community association manager" is not included or defined properly in legislation, community association managers may be required to become real estate brokers, property managers or members of other professions. "Community Association Managers" must be distinguished from brokers and property managers in any legislation. Sample definitions include:

An individual who, in an advisory capacity, for compensation or in expectation of compensation, whether acting as an independent contractor to, employee of, general manager or executive director of, or agent of a common interest development, provides management or financial services, negotiates an agreement to provide management or financial services, or represents himself or herself to act in the capacity of

providing management or financial services to a common interest development.

An individual who may be a partner in a partnership in the capacity to advise and direct the activity of a licensee, or who acts as a principal on behalf of a company that provides management or financial services to a common interest development.

An individual operating under a fictitious business name that provides management or financial services to a common interest development.

An individual who agrees to provide management or financial services to a common interest development.

A supervisor of an individual who provides management or financial services to a common interest development.”⁸

Currently, there are only 113 “CAI credentialed professionals”⁹ that oversee Hawaii’s vast population of common interest communities. Five (5) of these “credentialed professionals” are companies. The remaining credentialed individuals include resident or general managers, hotel and timeshare companies’ employees, association attorneys, reserve specialists, and insurance specialists.

Less than half of the credentialed individuals are directly affiliated with a “managing agent” and of those, sixteen (16) are individuals at Hawaiiana Management, sixteen (16) at Associa, ten (10) at Hawaiian Properties, and five (5) at Touchstone Properties, the four largest “managing agents” in Hawaii.

As of the date of this testimony, Hawaiiana Management’s website states:

“...Hawaiiana is the largest association management company in Hawaii, with over 750 properties under contract, representing over 120,000 units state-wide...With over 90 Management Executives, 50 Administrative Assistants and 75 Accounting professionals, plus state-of-the-art resources and technology, Hawaiiana is pleased to provide personal attention and responsive, proactive "service with aloha" to your association.”¹⁰

Hawaiiana Management also reports a “\$29 billion portfolio estimation.”¹¹

⁸ <https://www.caionline.org/Advocacy/PublicPolicies/Pages/Community-Association-Manager-Licensing-Policy.aspx>

⁹ <https://www.caionline.org/directory-of-credentialed-professionals/?searchText=&state=HI&credential=&sortDirection=asc&sortBy=lastname&page=12>

¹⁰ <https://hmcmgt.com/about/>

¹¹ <https://hmcmgt.com/about/>

Currently, Hawaiiana Management has five Real Estate Brokers' licenses (RB-13476) for each of their offices (Kapiolani Blvd., Kapaa, Kahului, Kailua-Kona, and Kukui Grove). Only two of their employees are licensed as Real Estate Salespersons or Real Estate Brokers,¹² of which one is specifically designated as a Principal Broker. Its CMA license expired at the end of 2002.¹³

Associa Hawaii, continues to be licensed as "Certified Management Inc" (RB-16152) and has four licensed offices. Only two of its employees are licensed as Real Estate Brokers, of which one is designated as its Principal Broker.¹⁴ Its CMA license expired in 2002.¹⁵

Richard Emery, then-Vice President of Government Affairs for Associa, in an August 18, 2016, ThinkTech Condo Insider program said that his firm managed over \$100 million in association reserve and operating funds.¹⁶

Hawaiian Properties, currently reports that they have been in business for 95 years, have 140 employees, and manage 39,739 units of which 37,411 are community association units. They also manage government housing units, rental leases, and vacation rentals.¹⁷

Hawaiian Properties has Real Estate Brokers' licenses for each of its three offices (RB-8372) and fourteen (14) employees are licensed as Real Estate Salespersons or Real Estate Brokers, including one designated as its Principal Broker.¹⁸ In 2002, their CHO (condominium hotel operator) and CMA licenses expired.^{19,20,21}

Despite their many licensed Real Estate Salespersons or Brokers, a condominium association that was under the management of Hawaiian Properties, alleged over \$300,000 missing from their funds.²²

Touchstone Properties was founded in 1990 and has a management team with "more than five decades of combined experience"²³ but does not provide measurable details about its association clientele or number of employees. Currently, Touchstone Properties' office is licensed as a Real Estate Broker (RB-15260) and has three employees licensed as Real Estate

¹² <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=RB-13476-0>

¹³ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=CMA-49-0>

¹⁴ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=RB-16152-0>

¹⁵ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=CMA-169-0>

¹⁶ <http://thinktechhawaii.com/2016/08/19/should-condo-managers-be-licensed/>

¹⁷ <https://www.hawaiianprop.com/>

¹⁸ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=RB-8372-0>

¹⁹ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=CHO-230-0>

²⁰ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=CHO-31-0>

²¹ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseld=CMA-272-0>

²² <https://www.civilbeat.org/2023/10/this-waianae-condo-development-has-lost-hundreds-of-thousands-of-dollars-to-embezzlement/>

²³ <https://www.touchstoneproperties-hawaii.com/about-us>

Salespersons or Real Estate Brokers of which one is designated as the Principal Broker.²⁴ Its CMA license expired in 2002.²⁵

Hawaii's population of licensed association managers and "credentialed professionals" is dwarfed by the magnitude of their responsibilities and is proportionately minuscule compared to the population of common interest communities.

Management and governance problems persist in common interest communities because there is little or lax oversight enabled by statutes that provide scant enforcement of consumer rights and protections and no effective means for owners to enforce those rights and demand those protections.

Licensure of management as community association managers imposes educational standards, provides greater oversight of the profession, and assures increased accountability to owners because licenses could be suspended, revoked, or denied.

Mahalo for the opportunity to testify in support of HB 475 and to provide these comments.

²⁴ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseId=RB-15260-0>

²⁵ <https://mypvl.dcca.hawaii.gov/public-license-details/?licenseId=CMA-139-0>

Addendum

<p>Registered Condominium Managing Agents and Condominium Hotel Operators as of October 27, 1999</p> <p>THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. CONTACT LBSIS AT 587-3222 TO VERIFY CURRENT STATUS OF REGISTRATION.</p>			
CMANO.	Condominium Managing Agent	CHO No	Condominium Hotel Operator
00090	A-A MANAGEMENT CORPORATION	00248	LOWRY PROPERTIES INC
00110	AALA REALTY & MANAGEMENT INC	00087	LOYALTY ENTERPRISES LTD, LOYALTY PROPERTY MANAGEMENT
00071	AGENT SYSTEM U.S.A. CORP	00155	MAKAI & ASSOCIATES INC
00230	ALA KAI REALTY INC	00201	MAKA MANAGEMENT LTD
00128	ALI OHANA PROP MANAGEMENT INC	00227	MANAGEMENT INC
00180	ASSET PROPERTY MANAGEMENT INC	00280	MAP VISION INC
00238	AUGUSTINE REALTY	00121	MARCUS & ASSOCIATES INC
00100	BELLOREALTY INC	00218	MARRIOTT HOTEL SERVICES INC
00104	BILL RAMSEY INC	00245	MARYL REALTY INC, MARYL COMMERCIAL
00184	BOB KEVIN LTD, MAKAI PROPERTIES	00187	MAX SHERLEY & ASSOCIATES LTD, MBA PROPERTY MANAGEMENT SERVICES
00136	BOB TANAKA INC	00102	METROPOLITAN MANAGEMENT INC
00209	C & C REALTY INC, TURTLE BAY CONDOS	00012	MANAGEMENT CONSULTANTS OF HAWAII INC
00075	CADMIUS PROPERTIES CORPORATION	00117	NAHA PROPERTIES INC
00212	CASTLE RESORTS & HOTELS INC	00005	NATIONAL MORTGAGE & FINANCE COMPANY LTD
00282	CE RICHARD ELLIS INC	00184	NETTLESHIP RUTH V, RUTH REALTY
00178	CEI INC	00037	OHANA PROPERTY MANAGEMENT & SALES INC
00047	CEN PAC PROPERTIES INC	00038	OISHIS PROPERTY MANAGEMENT CORP
00029	CENTURION REALTY CORP	00223	OPERATING & MANAGING SERVICES INC, PROPERTIES PLUS MAINTENANCE CO.
00002	CENTURY 21 REALTY SPECIALISTS CORP, MANAGEMENT SPECIALISTS COMPANY	00126	OUTRIGGER HOTELS HAWAII, OUTRIGGER HOTELS & RESORTS
00189	CERTIFIED MANAGEMENT INC	00287	PACIFIC COMMERCIAL REALTY CORPORATION
00020	CHANEY BROOKS & COMPANY	00125	PAHO RESORTS INC
00041	CITY PROPERTIES INC	00185	PAU KAI INC
00095	CLASSIC RESORTS LIMITED	00124	PAR MANAGEMENT INC
00288	COLDWELL BANKER COMMERCIAL PACIFIC PROPERTIES LTD	00008	PARADISE MANAGEMENT CORP
00070	COLLIERS MONROE FRIEDLANDER MANAGEMENT	00183	PATDI INC
00227	COMMERCIAL PROP OF MAUI MANAGEMENT INC	00257	PREMIER RESORTS INTERNATIONAL INC
00231	COMMERCIAL REALTY CORPORATION	00101	PROFESSIONAL ISLAND MANAGEMENT LTD
00138	CONDOMINIUM FISCAL MANAGEMENT INC	00031	PROPERTY MANAGEMENT HAWAII INC, SUNQUEST VACATIONS
00284	DAY-LUM RENTALS & MANAGEMENT INC, DAY-LUM RENTALS	00251	PRUDENTIAL LOCATIONS LLC
00114	DESTINATION MAUI INC	00149	PVI REAL ESTATE INC
00199	DESTINATION RESORTS HAWAII INC	00214	QUALITY RESORT MANAGEMENT INC
00023	DYNAMIC PROPERTY MANAGEMENT INC	00282	QUINTUS VACATION MANAGEMENT LLC
00188	EQUITY ONE REAL ESTATE INC	00213	RDI MANAGEMENT INC
00085	EQUITY PROPERTIES INC	00263	RES LLC REAL ESTATE SERVICES
00044	FIDELITY MANAGEMENT INC	00144	REALTY MANAGEMENT CORPORATION
00200	FRED SANDS WADO REALTY INC	00281	REGENCY PACIFIC REALTY LLC
00143	FURUTA, GARY S, HAWAII INVESTMENTS	00107	REP MANAGEMENT INC
00142	GINCEZA REALTY INC	00147	SHO-PROPERTIES INC
00289	HARBINOWY, MICHAEL A	00288	SHORELINE PROPERTIES CORPORATION
00284	HARRIS, FREDERICK O, HARRIS REALTY MANAGEMENT	00208	SKYBIRD PROPERTIES INC
00221	HAWAII EQUITIES INC	00105	SOUTH KOHALA MANAGEMENT CORP
00243	HAWAII FIRST INC	00182	SULLIVAN PROPERTIES INC
00220	HAWAIIAN ASSET MANAGEMENT & INVESTMENTS CORPORATION	00187	TEAM REAL ESTATE INC
00049	HAWAIIANA MANAGEMENT COMPANY LTD	00204	TOSEI REALTY INC
00187	HERITAGE PROPERTIES INC	00139	TOUCHSTONE PROPERTIES LTD
00200	HOTEL CORPORATION OF THE PACIFIC INC, ASTON PROPERTY MANAGEMENT	00260	TRADING PLACES INTERNATIONAL
00004	INDO-COMM MANAGEMENT INC	00084	TRIAD MANAGEMENT INC
00084	INDUE-HAWAII REALTY CORP	00181	TURNER, JIM C, JIM'S INVESTMENT MANAGEMENT
00285	INTERSTATE HOTELS CORPORATION	00035	VILLAGE RESORTS INC
00005	INVESTMENT PROPERTIES CORPORATION	00283	VISION PROPERTIES INC
00226	IRVI INC, ISLAND PROPERTY MANAGEMENT	00082	W E DENISON CORPORATION, MARINE SURF WAIKIKI HOTEL
00247	JAMES, BRYAN, ALL COMMUNITY MANAGEMENT		
00133	JAMES, CHOON H, CJ REAL ESTATE INTERNATIONAL	00125	A & A OCEANFRONT CONDO RENTALS INC
00211	JOSEPHSON, K DAVID, MAUI PROPERTY MANAGEMENT AND SALES	00208	ACTION TEAM REALTY INC
00229	KAHANA FALLS LIMITED PARTNERSHIP	00181	ALA KAI REALTY INC
00025	KER MANAGEMENT & REALTY LTD	00184	ALL WORLD INC, ALDRIDGE ASSOCIATES-REALTORS
00136	KLAHANI RESORTS CORP	00207	ALOHA INTERNATIONAL REALTY INC
00177	LANI PROPERTIES CORP	00187	AMERICAN RESORT MARKETING INC
00219	LIFE CARE SERVICES CORPORATION OF HAWAII INC	00114	ASSET PROPERTY MANAGEMENT INC
00235	UZAMA REALTY INC	00128	BELLO REALTY INC
00011	LOWELLO FUNK INC	00174	BIG ISLAND HAWAII REALTY INC, CENTURY 21 BIG ISLAND
		00194	BIG ISLAND MANAGEMENT SERVICES INC
		00038	BLUE WATER DEVELOPMENT INC
		00203	BLUM, JEANIE, WAIKIKI BEACH CONDOMINIUMS
		00109	C & C REALTY INC, TURTLE BAY CONDOS
		00192	C AND H PROPERTIES INC
		00227	CAPITAL INVESTMENT OF HAWAII INC, MARINA APARTMENT RENTALS & SALES
		00143	CASTLE RESORTS & HOTELS INC
		00218	CBIF INC, COLDWELL BANKER ISLAND PROPERTIES
		00132	CHASE W RAINBOWS REAL ESTATE INC
		00021	CLASSIC RESORTS LIMITED
		00182	CORWIN & ASSOCIATES INC
		00172	DEBEER, GERALDINE, DEBEER REALTY
		00098	DESTINATION MAUI INC
		00171	DESTINATION RESORTS HAWAII INC
		00123	EQUITY ONE REAL ESTATE INC
		00179	ESTATES AT TURTLE BAY INC, THE FRIENDLY ISLE REALTY INC
		00209	GERALTOR PACIFIC REALTY INC, THE PRUDENTIAL WEST HAWAII REALTY
		00084	GRANTHAM NANCY H, GRANTHAM RESORTS
		00200	HALE KAI RESORT RENTAL INC
		00183	HALEAKALA SHORES RESORT
		00197	HANA KAI-MAUI RESORT
		00195	HANAIEI ALOHA RENTAL MANAGEMENT INC
		00182	HANAIEI NORTHSHORE PROPERTIES LTD
		00189	HARDRA INC
		00008	HARBOR SHORES APARTMENTS INC
		00188	HAWAII RESORT MANAGEMENT INC
		00219	HAWAIIAN CONDO RESORTS INC
		00081	HCR ASSOCIATES
		00017	HOTEL CORPORATION OF THE PACIFIC INC, ASTON PROPERTY MANAGEMENT
		00281	INTERSTATE HOTELS CORPORATION
		00188	IRVI INC, ISLAND PROPERTY MANAGEMENT
		00226	ISLAND RESORT RENTALS INC
		00141	JOSEPHSON, K DAVID, MAUI PROPERTY MGMT AND SALES
		00224	KAHANALUI BEACH PROPERTIES INC
		00190	KAHANA FALLS LIMITED PARTNERSHIP
		00220	KAMAOLE MANAGEMENT SYSTEMS INC, KUIS REALTY
		00189	KAPAA SANDS RESORT INC
		00111	KAPALUA LAND COMPANY LTD, THE KAPALUA VILLAGES
		00182	KAUAI PARADISE VACATIONS INC
		00183	KAUAI VACATION RENTALS & REAL ESTATE INC
		00189	KIHEI MAUI VACATIONS INC, QUALITY REAL ESTATE
		00119	KIMBERLY, C J, C J KIMBERLY REALTORS
		00057	KLAHANI RESORTS CORPORATION
		00107	KNUTSON, MARILYN S, KNUTSON & ASSOCIATES
		00201	KUMULANI VACATIONS AND REALTY INC, KUMULANI RENTALS
		00033	LIBSURE PROPERTIES INC
		00110	LOVE, MARY M
		00204	LOWRY PROPERTIES INC
		00187	MARRIOTT HOTEL SERVICES INC
		00040	MAUI CONDO AND HOME REALTY INC
		00108	MAUI KAI RENTAL PROGRAM
		00205	MAUNA LOA VILLAGE RESORT INC, RBMAX RESORT PROPERTIES
		00041	MORJULE INC, MOR MAUI DIVERSIFIED REAL ESTATE
		00085	NAHA PROPERTIES INC
		00008	NAPILU-KAI LTD
		00178	NORRIE, MARGARET J, MARGARET NORRIE REALTY
		00050	NOWELL, JACK H, RIDGE REALTY RENTALS
		00048	NOWELL, JOHNITA, J NOWELL REALTY
		00188	OCEANFRONT REALTY INTERNATIONAL INC
		00037	OHANA PROPERTY MANAGEMENT & SALES INC
		00127	OUTRIGGER HOTELS HAWAII, OUTRIGGER HOTELS & RESORTS
		00139	PACIFIC PARADISE PROPERTIES CORP
		00095	PAHO RESORTS INC
		00045	PAU KAI INC
		00088	PANICO HALE RENTAL INC
		00002	PARADISE MANAGEMENT CORP
		00082	PETAGNO, GAIL M H, GAIL PETAGNO REALTOR

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Submitted on: 1/29/2025 1:23:12 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jon McKenna	Individual	Oppose	Written Testimony Only

Comments:

A task force established during the 2023 legislative session regarding legislation detailed in thi Bill and we should await their report/recommendations.

HB-475

Submitted on: 1/29/2025 1:57:35 PM

Testimony for CPC on 1/30/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Support	Remotely Via Zoom

Comments:

I support HB475.

Gregory Misakian