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Chamber of  
Sustainable  
Commerce  
P.O. Box 22394  
Honolulu, HI  
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Rep. David A. Tarnas, Chair  
Rep. Gregg Takayama, Vice Chair  
Comm. on Judiciary & Hawaiian Affairs

Rep. Mark M. Nakashima, Chair  
Rep. Jackson D. Sayama, Vice-Chair  
Comm. on Consumer Protection & Commerce

Thursday, February 15, 2024  
2:02 PM, Room 325 or Via Videoconference

RE: **HB2524** Relating to Condominiums - **Support with Amendments**

Dear Chairs Tarnas & Nakashima, Vice Chairs Takayama & Sayama & Members of both Committees,

The Chamber of Sustainable Commerce represents over 100 small businesses across the State that strive for a triple bottom line: people, planet and prosperity; we know Hawaii can strengthen its economy without hurting workers, consumers, communities or the environment.

While we support HB2524, which requires the Real Estate Commission (Commission) to receive and investigate complaints by condominium unit owners against associations that are subject to chapter 514B, Hawaii Revised Statutes, and requires the Ombudsman to issue findings within an unspecified number of days after a complaint is filed with the Ombudsman, we request your committees use the text of HB2680 and create an Ombudsman specifically to address condominium associations.

The bottom line is that condominium owners need a less costly way to resolve disputes with their condo associations, especially when these disputes can be resolved by a simple clarification of board/associations fiduciary duties to condominium unit owners. An impartial Ombudsman, who can receive and investigate complaints by condominium unit owners against their associations that are subject to HRS 514B, would provide a less expensive and more timely resolution to most conflicts.