

HI HOA & Condo Quick Reference

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A board member's plain-English cheat sheet. Condos: Condominium Property Act (HRS 514B) — DCCA registration if more than five units. Subdivision HOAs: Planned Community Associations Act (421J) — no state agency. Co-ops: 421I. Corporate fill-in: 414D. Chapter 514A is repealed.

Condo meetings, registration, lien, reserves

CONDO §514B-103

Projects / associations with more than five units biennially register with the Real Estate Commission, keep a fidelity bond (or an approved exemption), and pay into the condominium education trust fund. That registration is the statewide condo roster.

CONDO §514B-121

Annual meeting required, under Robert's Rules. Special meeting: president, board majority, or a petition of 25 percent of unit owners. Owner-meeting notice at least 14 days. If the secretary does not notice a petitioned meeting within 14 days, the petitioners may notice it at association expense; meeting no later than 60 days after the petition.

CONDO §514B-146

Unpaid common-expense assessments are an automatic lien. A recorded notice of lien expires in six years unless enforcement is started. After a first-mortgage foreclosure the association may specially assess up to six months of regular assessments against the acquirer. Fines-only liens may not be nonjudicially foreclosed.

CONDO §514B-148 / §514B-150

The annual budget includes a reserve-study summary; an independent preparer reviews it at least every three years if the association did not use one. Annual audit plus an unannounced cash-balance check; associations of fewer than 20 units may waive both by majority vote.

Planned-community HOA meetings, records, lien

PCA §421J-3.5

Owner-meeting notice at least 14 days (hand, mail, email, or a members-only website post), with agenda items including amendments, special assessments, and board removal. Remote meetings may follow 414D. Does not apply to board or committee meetings.

PCA §421J-5 / §421J-7

Board meetings are open except listed executive-session topics. Directors may not vote by proxy. Governing documents, current financials, and the latest non-executive board minutes are available at no cost on 24-hour loan. Board minutes for this year and last year are kept at least five years.

PCA §421J-10.5

Unpaid assessments are a lien. A recorded association lien expires in six years unless enforcement is started. After a first-mortgage foreclosure, a later purchaser can be specially assessed up to six months of regular assessments. An owner may not withhold assessments — pay first, then mediate or sue.

PCA §421J-9

Written notice at least 30 days before any increase in regular assessments.

What DCCA will and will not do

CONDO vs 421J vs 421I

DCCA Real Estate Branch registers condominium AOUOs with more than five units. It has no jurisdiction over planned-community HOAs (421J) or cooperative housing corporations (421I). There is no statewide HOA or co-op roster.

CONDO §514B-1 / 514A repealed

The current condo act is Chapter 514B. Chapter 514A was repealed July 1, 2020. Do not cite 514A as in-force law.

NP §414D-105 / §414D-111

Nonprofit fill-in: member-meeting notice 10 to 60 days; member quorum defaults to 10 percent. 514B and 421J are stricter for association owner meetings and control where they speak.

No 421J roster

Florida has DBPR. Texas has TREC. Colorado has DORA. Hawaii has a downloadable condo AOOU contact list at DCCA — and nothing equivalent for 421J HOAs.

Meeting notice & deadlines

Condo owner meeting

Annual required. Notice 14 days (§514B-121).

Condo special meeting

President, board majority, or 25 percent of unit owners (§514B-121).

PCA owner meeting

Notice 14 days. First annual meeting no later than one year after the first non-developer conveyance (§421J-3.5 / §421J-14).

Condo / PCA assessment increase

PCA: 30 days written notice before a regular-assessment increase (§421J-9). Co-op: same (§421I-8).

NP member notice

10 to 60 days unless the articles or bylaws say otherwise (§414D-105). 514B and 421J are stricter for association owner meetings.

Official records

Condo books

Island-stored records; current financials on 24-hour loan; electronic governing documents at no cost (§514B-152 / §514B-154 / §514B-154.2).

PCA books

Documents, current financials, and latest board minutes on 24-hour loan; five years of board minutes (§421J-7).

Nonprofit inspect

Principal-office packet on five business days' notice; accounting and the membership list need a proper purpose (§414D-302).

DCCA

Condo AOOU registration and a public contact list. Not an HOA roster. Not an arbiter of 421J or 421I disputes.

Quorum & voting

Condo (514B)

Annual meeting required; Robert's Rules (§514B-121)

Special meeting: 25% of unit owners

Owner-meeting notice 14 days

Board open except listed executive sessions (§514B-125)

Assessment lien: 6-year recorded notice; 6-month limited priority (§514B-146)

Planned community + Nonprofit Act

PCA owner-meeting notice 14 days (§421J-3.5)

PCA assessment lien: 6-year recorded notice; 6-month limited priority (§421J-10.5)

NP member quorum default 10% (§414D-111)

NP board: at least 3; quorum majority of directors in office (§414D-133 / §414D-147)

Co-op bylaws need a two-thirds shareholder vote to amend (§421I-2)

Plain-English summary — not legal advice; confirm against the current statute. SoShiny is the all-in-one portal communities use to run documents, voting, violations, a public website and more. Every feature on every plan: \$25/mo base + \$0.33/unit. soshiny.com