



BULLETIN

Want to Be a Principal Broker? This Article's for You

Not all real estate salespersons and brokers want to be a principal broker. But for those of you who do want to be a principal broker, or for those of you who are designated as a broker in charge, or for those of you who want to know just exactly what is required of a principal broker, this is for you.

A helpful, tidy list of responsibilities is presented in §467-1.6, Principal brokers, Hawaii Revised Statutes (HRS). First off, §467-1.6(a) states, "The principal broker shall have direct management and supervision of the brokerage firm and its real estate licensees."

The key word is "direct." The principal broker must be present and accounted for, so to speak. He or she is NOT a figurehead. The definition of "supervision" in §16-99-2, Hawaii Administrative Rules (HAR), states, "Supervision" means the act of directing, inspecting, and reviewing."

There are instances where the owner of the brokerage is actually the person overseeing the real estate activity of a brokerage, despite having a designated principal broker. Sometimes the owner is a licensed real estate salesperson; sometimes the owner is not a real estate licensee. It is the principal broker that is ultimately responsible for all real estate activity that emanates from the brokerage.

The problem with situations such as these is that the licensed salesperson-owner may be found to be acting beyond the scope of his or her license, or the unlicensed owner may be found to be engaging in unlicensed real estate activity.

The designated principal broker should not allow or condone such activity in the brokerage. Because the principal broker is responsible if any of the above activity is going on, the license of the principal broker may be at risk.

§467-1.6(b), HRS, states, "The principal broker shall be responsible for:

- (1) The client trust accounts, disbursements from those accounts, and the brokerage firm's accounting practices;
- (2) The brokerage firm's records, contracts, and documents; . . ."

Whenever reading the real estate licensing laws, such as the above, there may be accompanying Hawaii Administrative Rules that expand and clarify the related statute. Further

clarification pertaining to §467-1(b)(1) and (2), HRS, may be found in §16-99-4, HAR, *Client's account; trust funds; properties other than funds*. Note that this section always references the "principal broker or broker in charge."

The PB or BIC may provide written authorization to an associating salesperson, broker-salesperson, or employee to place trust properties on behalf of the brokerage firm anywhere the PB or BIC could place them, but shall not authorize any other disposition. The PB and any BIC providing such authorization will be jointly responsible. (See §16-99-4(i), HAR.)

Section 16-99-4(k), HAR, states, "A principal broker may allow a broker in charge to have custody and control of trust properties on behalf of the principal broker. The principal broker and broker in charge shall be jointly responsible for any trust properties the principal broker authorizes the broker in charge to handle."

While both the PB and BIC are "jointly responsible for any trust properties the principal broker authorizes the broker in charge to handle," it is the principal broker who must make sure all delegated responsibilities are in writing and the delegation is done according to written policies and procedures.

Generally speaking, records of trust funds, personal property other than trust funds coming into the possession of the principal broker or broker in charge as trustee, information about escrow accounts and records for real estate transactions shall be retained for at least three years.

The principal broker shall be responsible for:

§467-1.6(b)(3) "All real estate contracts of the brokerage firm and its handling by the associated real estate salesperson;" . . .

Although amendments to §16-99-3(f), HAR, deleted the language "reviewed by the principal broker or broker-in-charge of the licensee," in reference to real estate contracts and agreements, the intent of §467-1.6, "the principal broker shall have direct management and supervision of the brokerage firm and its real estate licensees" and the definition of "supervision" as "directing, inspecting, and reviewing" (§16-99-2, HAR)

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combine to provide guidance to licensees and imply that the principal broker or broker in charge should be reviewing all real estate contracts of the brokerage firm.

The principal broker shall be responsible for:

§467-1.6(b)(4) “The proper handling of any Commission application, real estate license application, or renewal application that the principal broker or the brokerage firm expressly agrees to handle on behalf of the applicant, including without limitation, verifying for completeness and appropriate fees, and mailing or delivering the appropriate documents to the Commission by the required deadline;

§467-1.6(b)(5) “Developing policies and procedures for the brokerage firm concerning the handling of real estate transactions and the conduct of the associated real estate licensees and other staff, including education and enforcement of the policies and procedures;

§467-1.6(b)(6) “Setting a policy on continuing education requirements for all associated real estate licensees in compliance with the statutory requirement;

§467-1.6(b) (7) “Ensuring that the licenses of all associated real estate licensees and the brokerage firm license are current and active;

§467-1.6(b) (8) “Establishing and maintaining a training program for all associated real estate licensees; and

§467-1.6(b) (9) “Ensuring that all associated real estate licensees are provided information and training on the latest amendments to real estate licensing laws and rules as well as other related laws and rules. . . .” The above responsibilities stated in §467-1.6(b)(4) and (7), HRS, cover the administrative aspects of licensing requirements such as notification to the Commission of any changes to information previously submitted, and license application and renewal application procedures and deadlines. Along with this responsibility is the responsibility to ensure that all the brokerage licensees are current and active in their license requirements.

The PB is also responsible for developing and maintaining a policies and procedures manual for the brokerage (§467-1.6(b) (5), HRS.) What should be in this manual? You should include all delegations of responsibilities to your brokers in charge. Copies of the Bulletin, copies of real estate related articles of general interest, discussions regarding ethics, conduct, licensing requirements, copies of the laws and rules for real estate licensees (Chapter 467, HRS, and 99, HAR), step by step procedures to guide affiliated licensees and staff in their day to day duties and responsibilities, continuing education requirements, etc., are other good suggestions for manual contents. An issue that pops up from time to time is

the sudden, unexpected incapacitation or death of the principal broker. What happens next? Procedures should be laid out that clearly define what needs to happen in case a situation like this occurs. The designated BIC(s) should be ready to step in. If procedures are in place, the brokerage and its associating licensees will all be able to continue with their work without unnecessary interruptions and delays.

The PB is also responsible for establishing and implementing training programs for the brokerage’s licensees. This includes updates on the latest amendments to real estate licensing laws and rules as well as other related laws and rules. (§467-1.6(b) (9), HRS). These are huge responsibilities. Can a busy PB or BIC carry out all of these responsibilities? If a PB or a BIC cannot accomplish these tasks “hands-on,” then they are responsible to find alternative ways of fulfilling these responsibilities. Because laws and rules may change annually, how can a PB ensure associating licensees are informed of

laws and rules changes in a timely manner? Are there available continuing education courses which address law updates? Are there seminars or classes that can be used for training purposes? Continuing education policies for the brokerage’s licensees may include requirements to take more than the required 10 CE hours required for license renewal, specific topic courses, or annual courses. (§467-1.6(b) (8), HRS). Section 467-1.6(c), HRS, states, “The principal broker may delegate management and supervision duties to one or more brokers in charge subject to the principal broker’s written policies and procedures. The principal broker shall be responsible for the education, enforcement, and records required of such policies and procedures.”



Brokers in charge have been authorized with almost as much responsibility as the principal broker. All delegations to BIC(s) must be in writing. All delegations must be set forth in the brokerage policies and procedures manual. It is the principal broker who is responsible for creating the policies and procedures manual for the brokerage, enforcing such policies and procedures and keeping records required of the policies and procedures.

While the PB’s responsibilities are enormous, the art of delegation must be utilized. BICs play an important role in all brokerages. There should be at least one BIC designated for each brokerage as a matter of safe and practical business practice.

The role of the PB in creating an educated, well informed, disciplined, and competent cadre of affiliated licenses, as well as staff, cannot be emphasized enough.

If you are a principal broker or broker in charge with ideas to share regarding any of your responsibilities as identified above, please consider sharing them. Submit your comments to the Senior Real Estate Specialist by email to hirec@dcca.hawaii.gov or by regular mail to real Estate Commission, 250 S. King Street, Room 702, Honolulu, HI 96813.

The Chair's Message

Aloha!

I hope that all of you are busy and doing well in the real estate market. The face of the Commission will be changing in July. Joining the Commission will be Trudy Nishihara, an experienced Realtor,[®] and president and principal broker of Realty Group. Trudy will be a strong addition to the Commission. She will be taking the place of Patricia Choi when her term ends on June 30. Pat represents Oahu as an industry member. Pat is currently the chair of the Education Review Committee. I would like to acknowledge Pat and all of her contributions to the industry through the Real Estate



Commission. Pat has shown her concern and commitment to better the real estate industry here in Hawaii. She is active on both the local and national levels and can always be counted on to follow through on her responsibilities. All of the commissioners and those who have been fortunate enough to work with her know what a great job she has done. We all wish her the best and give her a big mahalo for a job well done.

Interim Commissioner Marshall Chinen was reappointed and is a public member.

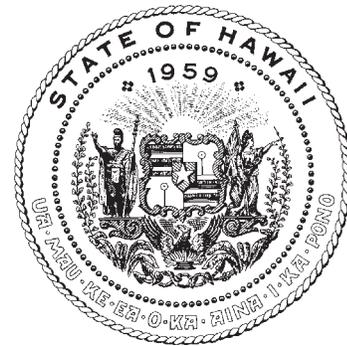
The Commission has taken on two major projects this biennium. Revising and updating the current Broker's Curriculum, which has not been touched in 20 years, will begin shortly. Always talked about but never done, the revision and update of the Broker's Curriculum is necessary and cannot be pushed to the side any longer. The second project is a Commission core course for the 2003-2004 biennium. Although the Commission recently approved the development of any number of core courses by continuing education providers for this biennium, we will be developing a Commission core course for the 2003-2004 biennium, subject to availability of funds. Topics for a core course may consist of any one or a combination of five areas: Chapter 467, Real Estate Brokers and Salespersons, Hawaii Revised Statutes/Chapter 99, Real Estate Brokers and Salespersons, Hawaii Administrative Rules, Chapter 514A, Condominium Property Regimes/Chapter 107, Condominium Property Regimes, Hawaii Administrative Rules, Ethics, Fair Housing, and Agency and Disclosure.

The project to recodify Hawaii Revised Statutes, Chapter 514A, Condominium Property regimes, is heading towards public hearings in each of Hawaii's counties. The project has been extended and the public hearings are crucial to the successful completion of this major undertaking. The first public hearing is tentatively scheduled for early June in Honolulu. (See article, "Update on Recodification of Hawaii's Condominium Law" on page 11.

Continuing education is always a hot topic of discussion. I hear more and more talk in the real estate community about requiring exams for each continuing education course. Also, instructor and course evaluations may be resurrected within this biennium. Do you have any thoughts or comments you would like to share? You may contact us via email at hirec@dcca.hawaii.gov. Or you can write us at the Real Estate Commission, 250 S. King Street, Room 702, Honolulu, HI 96813, or telephone 808-586-2645.

Aloha,

John Ohama
John Ohama



State of Hawaii Real Estate Commission
Telephone 586-2643
Website: www.state.hi.us/hirec

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This material can be made available to individuals with special needs. Please call the Senior Real Estate Specialist at 586-2645 to submit your request.

Got a Question? Here Are Some Answers

The Real Estate Branch fields thousands of inquiries throughout the fiscal year, by telephone, fax, email, and in person. There are certain questions that pop up on a consistent basis, and here are some of them:

Q: Can I pay a commission to an out-of-state broker who is representing a mainland client?

A: As long as the licensed mainland broker “does not conduct in this State any of the negotiations for which a commission is paid” you may pay the mainland broker a real estate commission. In other words, the licensed mainland broker cannot set foot in Hawaii and conduct any of the negotiations which constitute real estate activity. Telephone calls, emails, faxed information, and other correspondence are permissible. The statutory cite supporting this is §467-14(14)(A), which states that the Commission may revoke any license issued under Chapter 467, Hawaii Revised Statutes (HRS), suspend the right of the licensee to use the license, fine any person holding a license, registration, or certificate issued. . . or terminate any registration or certificate issued . . . for any cause authorized by law, including but not limited to the following: “Splitting fees with or otherwise compensating others not licensed hereunder for referring business; provided that . . . a real estate broker may pay a commission to: (A) A licensed real estate broker of another state, territory, or possession of the United States if that real estate broker does not conduct in this State any of the negotiations for which a commission is paid. . . .”

Q: How long do I have to keep records on real estate transactions?

A: §16-99-4(1), Hawaii Administrative Rules (HAR) states, “Information about escrow accounts and records for real estate transactions under the real estate brokerage firm shall be retained for at least three years, subject to inspection by the Commission or its representative at the place of business.”

Q: Homicides, suicides, and those things that go bump in the night, what do I have to disclose to my client?

A: Your real estate license may be revoked, suspended, and/or fined for “Failing to ascertain and disclose all material facts concerning every property for which the licensee accepts the agency, so that the licensee may fulfill the licensee’s obligation to avoid error, misrepresentation or concealment of material facts; provided that for the purposes of this paragraph, the fact that an occupant has AIDS or AIDS Related Complex (ARC) or has been tested for HIV (human immunodeficiency virus) infection shall not be considered a material fact. . . .” (§467-14(18), HRS).

You do not have to disclose that the residential property was the site of an act or occurrence that had no effect on the physical structure or the physical environment of the residential property, or the improvements thereon, as it is not deemed a material fact for purposes of the disclosure statement. You also do not have to disclose that an occupant of the residential property had AIDS or HIV.

Chapter 508D, HRS, Mandatory Seller Disclosures in Real Estate Transactions, defines “material fact” as “any fact, defect, or condition, past or present, that would be expected to measurably affect the value to a reasonable person of the residential real property being offered for sale. The disclosure statement shall not be construed as a substitute for any expert inspection, professional advice, or warranty that the buyer may wish to obtain.”

Commercial properties and vacant land do NOT fall under Chapter 508D, HRS. Also, Chapter 508D, HRS pertains to residential property sales, and NOT rentals. In Hawaii, with its potpourri of ethnicities enhancing the residential mix of its neighborhoods, you may run into “superstitious” clients. In these instances, you must use your own best judgment regarding disclosures of events such as a homicide, or other violent happenings on the subject property, that by law, are not required disclosures.

Q: Does an entity such as a corporation, or limited liability partnership or corporation need a broker’s license to offer to rent or lease its own properties?

A: Yes. Because it is an entity that owns the properties, there is no real estate licensing exemption for the entity to conduct real estate activity, which includes renting or leasing the real property. The exceptions to licensing are listed in §467-2, HRS. “The provisions requiring licensing as a real estate broker or salesperson shall not apply:

(1) To any individual who, as owner of any real estate or acting under power of attorney from the owner, performs any of the acts enumerated in the definitions of real estate broker and real estate salesperson with reference to such real estate; provided that the term “owner” as used in this paragraph shall not include any individual engaged in the business of real estate development or brokerage or include an individual who acquires any interest in any real estate for the purpose or as a means of evading the licensing requirements of this chapter; and provided further that the term individual “acting under power of attorney” as used in this paragraph shall not include any individual engaged in the business of real estate development or brokerage or any individual who acts under a power of attorney for the purpose or as a means of evading the



... or if you have a perplexing question, give us a call

licensing requirements of this chapter;

(2) To any person acting a receiver, trustee in bankruptcy, personal representative, or trustee acting under any trust agreement, deed of trust, or will, or otherwise acting under any order of authorization of any court;

(3) To any individual who leases, offers to lease, rents, or offers to rent, any real estate or the improvements thereon of which the individual is the custodian or caretaker;

(4) To any person who manages, rents, or operates a hotel; or

(5) To any provider agency owning, leasing, operating, or managing a homeless facility or any other program for the homeless authorized under part IV of Chapter 20G.”

The important word to remember, as stated in exceptions #1 and #3 above, is that the exception goes to the “individual.” An entity is not an individual.

If a large entity has a “real property division” within its organizational structure, whatever real estate activity is conducted by that real property division must be conducted by licensed salespersons and brokers. Additionally, either that division or the parent entity must hold a real estate broker’s license depending on how the entity is structured. There must also be a principal broker supervising all real estate activity.

The “custodian or caretaker” exception to real estate licensing requirements is often questioned. According to §467-1, HRS, the definition of “custodian or caretaker means any individual, who for compensation or valuable consideration, is employed as an employee by a single owner and has the responsibility to manage or care for that real property left in the individual’s trust, provided that the term “custodian” or “caretaker” shall not include any individual who leases or offers to lease, or rents or offers to rent, any real estate for more than a single owner, provided further that a single owner shall not include an association of owners of a condominium, cooperative, or planned unit development.”

Again, the “custodian or caretaker” must be an “individual.” That individual is compensated for his or her services, and *is an employee of a single owner.*

Here at the Real Estate Branch, we receive many inquiries regarding large corporate entities, LLCs, LLPs, etc. that appear to be actively engaging in real estate activity, and yet do not have a real estate broker’s license. This may constitute unlicensed real estate activity and may be reported to the Regulated Industries Complaints Office for further review and investigation.

Is It Summer Yet?

Submitted by the State Department of Taxation

Summer’s not here yet, but things are HOT here at the Tax Department! The following can help make keeping ahead of the curve a breeze.

FAILED LEGISLATION. Knowing what didn’t happen can be as important as knowing what did. We’ll let you know about successful legislation later, but as of April 28, the following proposed tax changes have apparently failed to make it this session.

Bills extending the residential construction and remodeling tax credit (October 2002 issue of the Bulletin) all failed, so June 30, 2003, is still the deadline for incurring qualifying costs.

Failing at the last minute was Senate Bill 1629. This measure would have exempted from the general excise tax:

(1) amounts received by submanagers (not just managers or boards of directors) of an AOA or a nonprofit homeowners or community association for common expenses; (2) amounts received by hotel operators from timeshare associations (not just hotel owners) for employee wages, payroll taxes, etc.; AND (3) amounts received by suboperators (not just operators) from hotel owners or timeshare associations for employee wages, payroll taxes, etc.

FREE 2003 HAWAII SMALL BUSINESS FAIR. How well do you know the business side of real estate? We’re excited to again be one of the organizers of the 2003 Hawaii

Small Business Fair! The FREE 2003 Hawaii Small Business Fair will be held on Saturday, June 21, 2003, at Leeward Community College in and around the LCC Theater at the Diamond Head end of the campus. No registration is needed.

This fair is unique because all exhibitors represent either government or nonprofit organizations that provide free and low-cost services to small businesses. Visit their booths to learn what they have to offer. Get on their mailing list or make an appointment. Services offered by these organizations include training, one-to-one counseling, computer and library resources, small business loans, incubator facilities, and more!

Attend free seminars on topics such as marketing, financing, choosing your form of business (sole proprietor, corporation, LLC, etc.), bookkeeping, deducting home office expenses and other tax topics, using QuickBooks software in your business, ecommerce, and lots more.

At 11:30 a.m., Ted Liu, Director of the Department of Business, Economic Development & Tourism, will give the keynote address. He’ll be followed at 12:15 p.m. by a panel of successful business people who will share their personal experiences with you.

For more information, visit the Hawaii Small Business Fair website at <http://smallbusinessfair.state.hi.us>, or call our External Training & Outreach staff at 587-1786.

Administrative Actions

Kamaole Management Systems, Inc. dba KMS Realty, R. Paul Grant, and Jack T. George—REC 2001-231-L

On October 28, 2002, RICO filed a Petition for Disciplinary Action alleging that Respondents violated HRS §467-14(13) (violating the rules adopted pursuant to HRS 467, to wit, HAR §16-99-3(f) (licensee shall see that financial obligations and commitments regarding real estate transactions, including real property rental management agreements, are in writing, expressing the exact agreements of the parties and setting forth essential terms and conditions, and that copies of those agreements, at the time they are executed, are placed in the hands of all parties involved); and HRS §436B-19(16) (utilizing any person not licensed under the licensing laws where licensure is required).

Respondents entered into a Settlement Agreement After Filing of Petition for Disciplinary Action. They denied they violated HAR §16-99-3(f) but admitted they could not locate an executed rental management agreement covering the condominium units specified in the Petition for Disciplinary Action.

Respondents admitted they violated §436B-19(16) by hiring an unlicensed person to perform tiling work but denied they knew he was not licensed as a contractor. Under terms of the Settlement Agreement, Respondents agreed to pay a \$2,000 fine and to pay \$1,000 restitution to the owners of the condominium units specified in the Petition for Disciplinary Action.

The Commission accepted the Settlement Agreement on February 28, 2003.

Song H. Chun—REC 2000-187-L

Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, RICO stated it was prepared to file a petition for disciplinary action alleging that Respondent violated HRS §467-7 and HAR §16-99-5(e) by acting as a real estate salesperson without a valid and current license and for failing to maintain a valid and current license.

Respondent waived her right to a hearing to determine the issues in RICO's investigation and agreed to pay a \$3,000 fine.

The Commission accepted the Settlement Agreement on February 28, 2003.

Tyrone D. Fellers—REC 2002-301-L

RICO received information that on or about September 17, 2002, Respondent was convicted by the United States District Court for the District of Hawaii for violating Title 18, United States Code, Section 2242(2) (B).

RICO was prepared to file a petition for disciplinary action against Respondent alleging, among other things, violations of HAR §§436B-19(9) (conduct or practice contrary to recognized standards of ethics), (12) (failure to comply, observe, or adhere to any law in a manner such that the licensing authority deems the holder to be an unfit or improper person

to hold a license), and (14) (criminal conviction of a penal crime directly related to the qualifications, functions, or duties of the licensed profession).

Respondent waived his right to a hearing and desired to settle the matter in order to avoid further controversy and the time and expense of an administrative hearing.

Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondent voluntarily agreed to a revocation of his real estate salesperson's license.

The Commission accepted the Settlement Agreement on February 28, 2003.

Kona Village Realty, Inc., Sumio Nakashima, Robert Leo Tschida, and Brenda L. Tschida—REC 2002-27-L

On December 6, 2002, RICO filed a Petition for Disciplinary Action alleging that Respondents violated HRS §436B-19(7) (professional misconduct, incompetence, gross negligence, or manifest incapacity in the practice of the licensed profession) and HAR §§16-99-3(u) (licensee shall not add to or modify the terms of an instrument previously signed or initiated by a party to a transaction without written consent of all the parties), 16-99-3(n) (a brokerage firm shall maintain a principal place of business located in this State at a business address registered with the Commission), and 16-99-5 (each individual licensee shall notify the Commission of any change of name or mailing address).

Count I of the Petition for Disciplinary Action alleged that Respondents Robert and Brenda Tschida modified a Deposit, Receipt, Reservation and Sales Agreement and did not obtain the consent of the buyer. Count II alleged that Respondents did not maintain a principal place of business at the address registered with the Commission.

With respect to Count I, Respondents admitted they deleted the name of a terminated salesperson/complainant from a contract but did so because (1) the salesperson was both terminated by the broker and inactive at the time Respondents first saw the subject contract, and (2) to meet their obligations to their principal (including abiding by established office and professional protocol regarding offers to be submitted), and (3) to comply with the law regulating the real estate industry, including broker review and approval of all contracts prepared by agents/licensees. In retrospect, Respondents acknowledged they made an error in judgment and should not have deleted the complainant's name from the contract.

With respect to Count II, Respondents admitted they did not timely notify the Commission about the change of address of their principal place of business but stated that such failure to notify was inadvertent. Respondents waived their right to a hearing and entered into a Settlement Agreement After Filing of Petition for Disciplinary Action. Under terms of the Settlement Agreement, Respondents agreed to pay a \$4,000 fine.

The Commission accepted the Settlement Agreement March 28, 2003.

Administrative Actions

Timeshare Liquidators of Hawaii, LLC and Jeanne M. Childs, and Benjamin H. Bregman—REC 2002-38-L

RICO alleged that Respondent Timeshare Liquidators, through Respondent Bregman, purchased and sold nine timeshare interests in a resort without filing a disclosure statement with the Director of the Department of Commerce and Consumer Affairs as required by HRS §514E-9.

Furthermore, Respondent Bregman was listed as a Broker/Developer in an online advertisement for the sale of timeshare interests in the resort and also referred to himself in a piece of correspondence as a developer of the resort.

RICO asserted these activities may constitute a violation of HRS §467-14(1) (making any misrepresentation regarding a real estate transaction), 467-14(6) (the licensee being a real estate salesperson acts or attempts to act as a real estate broker), 467-14(13) (violating this chapter; chapters 484, 514A, 514E, or 515, section 516-71; or the rules adopted pursuant thereto); and HAR §16-99-3(b) (the licensee shall protect the public against misrepresentation).

Respondents waived their right to a hearing and agreed to disposition of this case under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action. Respondents did not admit to any of RICO's allegations but agreed to pay a \$1,500 fine.

The Commission accepted the Settlement Agreement on April 25, 2003.

Clarification

In the February 2003 Bulletin, "Administrative Actions," **Steven L. Walker and A&B Properties, Inc.—REC 2001-172-L**, reference was made to the violation on the part of the respondent of "HAR §16-99-3(p) (the principal broker shall advise the Commission in writing when the principal broker or broker in charge is absent from a place of business for more than 14 days)."

As you know, the HAR section cited should be §16-99-3(o) which currently states, "Prior to the time the principal broker or broker in charge is absent from the principal place of business for more than thirty calendar days, and no other broker in charge is registered with the principal place of business, the principal broker shall submit to the Commission a signed, written notification of the absence designating a temporary principal broker or temporary broker in charge. . ."

At the time of this particular case, §16-99-3(o), HAR, referenced the 14-day time frame. The wording was changed to the current wording as a result of the Slice Waste and Tape (SWAT) government initiative effective May 21, 2001.

Consider carefully before you hire a handyman

As a licensed real estate agent in Hawaii, you will inevitably run across situations involving construction, renovation, building permits or lack thereof, disclosures regarding improvements to a property, and finding, hiring, or recommending a "contractor."

Like the price of oil and gas, the cost of a good contractor has steadily risen over the years.

While there are alternative energy resources available, Hawaii law provides only a small alternative to using a licensed contractor.

The "handyman exemption" allows an unlicensed individual to perform contracting work provided the total, aggregate value of labor and materials for that job is "up to \$1,000.00" and no permits are required.

It is very tempting to hire the handyman and not the licensed contractor.

But take these points into consideration before making your decision or recommendation to a client.

- A licensed contractor has met examination and experience requirements but the handyman has not.
- A licensed contractor must have worker's compensation insurance and/or liability insurance, but the handyman has no such requirements.
- Any costs incurred by an injury to an unlicensed

person on a homeowner's property may not be recoverable by the homeowner.

- There are avenues of recourse for unsatisfactory work by a licensed contractor. The only recourse a homeowner may have with unsatisfactory work performed by a handyman is through the court system and probably hiring an attorney.

- Check out Prior Complaint History records with the Regulated Industries Complaints Office (RICO). You may find that prior complaints were filed against the handyman or the contractor you are considering for your project. Complaint history and licensing information is available on RICO's website, www.state.hi.us/dcca/rico.

- Make sure that the licensed contractor you hire holds a license for the type of work you need. For instance, a general "B" contractor license includes specialty licenses for specific areas of contracting.

However, if you hire a "B" contractor to perform a specialty not included in his "B" general contractor's license, such as landscaping, that "B" contractor may be engaging in unlicensed contracting.

And don't forget, if you recommend or hire an unlicensed individual or entity, you may be "aiding and abetting" unlicensed activity, which may be grounds for investigation and prosecution by RICO.

Scheduled Continuing Education

An updated schedule is available at <http://www.hawaii.gov/hirec>. Courses are subject to change or cancellation. Please check directly with the provider to confirm date, time, and location.

Courses with a (c) are approved 2001-2002 core courses and receive 4 hours credit. All other courses are electives and receive 3 hours credit. If you are taking courses to reactivate an inactive license this year, you must first satisfy the prescribed continuing education hours of one prior renewal period. The core course for 2001-2002 may ONLY be used for restoration purposes and will count as an elective course. A new core course format is currently being developed for use during the 2003-2004 biennium. If you are restoring a real estate license, telephone the Licensing Branch at 808-586-3000 for specific instructions and information.

In lieu of the core courses, licensees who wish to reactivate a license need at least 10 credit hours of continuing education or 4 continuing education elective courses.

OAHU

DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
5/5/2003	09:00a	ESSENTIALS OF LISTING	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	NISHIHARA
5/7/2003	08:30a	ACCREDITED BUYER REP COURSE	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	HALL
5/8/2003	08:30a	ACCREDITED BUYER REP COURSE	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	HALL
5/8/2003	08:30a	CI 104: INVESTMENT ANALYSIS FOR COMMERCIAL INVESTMENT RE	HAWAII CCIM CHAPTER	UNIVERSITY OF PHOENIX	HONOLULU	TROWBRIDG
5/9/2003	08:30a	INNOVATIVE MKTG TECHNIQUES FOR BUYER'S REPS	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	HALL
5/12/2003	08:30a	CI 104: INVESTMENT ANALYSIS FOR COMMERCIAL INVESTMENT RE	HAWAII CCIM CHAPTER	UNIVERSITY OF PHOENIX	HONOLULU	TROWBRIDG
5/12/2003	09:00a	ESSENTIALS OF FINANCE	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	LI
5/15/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	VANMANEN
5/16/2003	08:30a	INTRODUCTION TO COMMERCIAL INVESTMENT RE ANALYSIS	HAWAII CCIM CHAPTER	UNIVERSITY OF PHOENIX	HONOLULU	TROWBRIDG
5/17/2003	08:30a	INTRODUCTION TO COMMERCIAL INVESTMENT REAL ESTATE ANALYSIS	HAWAII CCIM CHAPTER	UNIVERSITY OF PHOENIX	HONOLULU	TROWBRIDG
5/19/2003	09:00a	ESSENTIALS OF THE DROA	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	BARTA
5/22/2003	01:00p	HAWAII LANDLORD-TENANT CODE	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	CHONG
5/22/2003	04:00p	HOT REAL ESTATE ISSUES 2001/02	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	FLORES JR
5/22/2003	08:30a	(c) REAL ESTATE LAW UPDATE & ETHICS 2001-2002 COMMER LAW	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	GOODE JR
5/23/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	CHONG
5/30/2003	01:30p	COMPUTERS, INTERNET & THE LICENSEE	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
5/30/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
6/6/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	VANMANEN
6/12/2003	01:00p	COND DEVELOPMENT PROCESS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
6/12/2003	05:00p	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
6/12/2003	09:00a	DEVELOPING SMALL PROPERTIES	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
6/19/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	NISHIHARA
6/23/2003	09:00a	AGENCY, PRACTICAL ETHICS, AND FAIR HOUSING	HONO BD OF REALTORS	1136 12TH AVE	HONOLULU	CHONG
6/26/2003	01:00p	FEDERAL LAWS THAT AFFECT LICENSEES	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	ANDAYA
6/26/2003	04:00p	RESIDENTIAL AND COMMERCIAL EVICTIONS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	FLORES JR
6/26/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	AMBARD
7/9/2003	01:00p	ESCROW, TITLE & APPRAISALS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
7/9/2003	05:00p	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
7/9/2003	09:00a	WILLS, TRUSTS & REAL ESTATE	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
7/10/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	VANMANEN
7/24/2003	01:00p	PITFALLS IN MANAGING RESIDENTIAL PROPERTIES	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	GOODE JR
7/24/2003	04:00p	HOW TO LIST & SELL BUSINESS OPPORTUNITIES	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	FLORES JR

DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
7/24/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	CHONG
7/24/2003	09:00a	NAR CODE OF ETHICS MADE EASY	HONO BD OF REALTORS	HBR, HOLOMUA ROOM	HONOLULU	NISHIHARA
7/28/2003	09:00a	ESSENTIALS OF LISTING	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	CHONG
8/7/2003	01:30p	HUD, VA AND (NON) JUDICIAL FORECLOSURES	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
8/7/2003	05:30p	UNDERSTANDING THE LAND USE ORDINANCE: C&C OF HONOLULU	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
8/7/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
8/11/2003	09:00a	ESSENTIALS OF FINANCE	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	LI
8/18/2003	09:00a	ESSENTIALS OF THE DROA	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	BARTA
8/21/2003	01:00p	FEDERAL LAWS THAT AFFECT LICENSEES	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	CHONG
8/21/2003	04:00p	FORECLOSURE & THE ROLE OF THE COMMISSIONER	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	FLORES JR
8/21/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	GOODE JR
9/10/2003	05:30p	ZONING-ISSUES, PROBLEMS, QUESTIONS, ANSWERS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
9/24/2003	06:00p	COMPUTERS, INTERNET & THE LICENSEE	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
9/25/2003	01:00p	RESIDENTIAL AND COMMERCIAL EVICTIONS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	ARAKAKI
9/25/2003	04:00p	AVOID LITIGATION - HOW TO DETECT RED FLAGS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	FLORES JR
9/25/2003	08:30a	© RE LAW UPDATE & ETHICS 2001-2002 RES. SALES ETHICS	EDDIE FLORES RE	UNIVERSITY PLAZA BLDG	HONOLULU	AMBARD
10/8/2003	01:00p	DEVELOPING SMALL PROPERTIES	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
10/8/2003	09:00a	CONDO DEVELOPMENT PROCESS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
10/22/2003	01:30p	UNDERSTANDING CONTRACTS PART I	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
10/22/2003	05:30p	UNDERSTANDING CONTRACTS PART II	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
11/3/2003	09:00a	ESSENTIALS OF LISTING	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	NISHIHARA
11/10/2003	09:00a	ESSENTIALS OF FINANCE	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	LI
11/12/2003	06:00p	WILLS, TRUSTS & REAL ESTATE	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
11/12/2003	09:00a	UNDERSTANDING CONTRACTS PART III	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
11/17/2003	09:00a	ESSENTIALS OF THE DROA	HONO BD OF REALTORS	HONO BD OF REALTORS	HONOLULU	CHONG
12/1/2003	09:00a	CONTRACTS	HONO BD OF REALTORS	1136 12TH AVE	HONOLULU	KUWAHARA
12/10/2003	05:30p	PERMITS, PERMITS AND MORE PERMITS: RESEARCHING BUILDING PERMITS & 25+ OTHER PERMITS	ABE LEE SEMINARS	1585 KAPIOLANI BLVD	HONOLULU	LEE
HILO						
DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
11/24/2003	09:00a	ESSENTIALS OF FINANCE	HAWAII ASSN OF REALTORS	HI ISLAND BD OF REALT	HILO	LEWIS
KAUAI						
DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
5/20/2003	08:30a	ESSENTIALS OF THE DROA	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	COBB
5/21/2003	08:30a	ESSENTIALS OF LISTING	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	BESSERT
5/22/2003	08:30a	ESSENTIALS OF FINANCE	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	CURTIS
7/8/2003	08:30a	FINANCE	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	LI
10/8/2003	08:30a	ESSENTIALS OF LISTING	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	BESSERT
10/9/2003	08:30a	ESSENTIALS OF FINANCE	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	CURTIS
10/10/2003	08:30a	ESSENTIALS OF THE DROA	KAUAI BD OF REALTORS	KAUAI MARRIOTT	LIHUE	COBB
KONA						
DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
5/22/2003	09:00a	1031 EXCHANGES- AN INVESTORS DREAM	KONA BD OF REALTORS	KONA BD OF REALTORS	KAILUA-KONA	YESK
8/11/2003	09:00a	ESSENTIALS OF THE DROA	HAWAII ASSN OF REALTORS	PARKER SCHOOL	KAMUELA	BEGIER

DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
9/6/2003	09:00a	ESSENTIALS OF LISTING	HAWAII ASSN OF REALTORS	PARKER SCHOOL	KAMUELA	GOODALE
9/13/2003	09:00a	ESSENTIALS OF FINANCE	HAWAII ASSN OF REALTORS	PARKER SCHOOL	KAMUEAL	LEWIS
11/15/2003	09:00a	ESSENTIALS OF THE DROA	HAWAII ASSN OF REALTORS	PARKER SCHOOL	KAMUELA	BEGIER
11/17/2003	09:00a	ESSENTIALS OF LISTING	HAWAII ASSN OF REALTORS	CLARK REALTY	KAILUA-KONA	GOODALE
MAUI						
DATE	TIME	COURSE	PROVIDER	LOCATION	CITY	INSTRUCTOR
5/16/2003	09:00a	DISCLOSURE	REALTORS ASSN OF MAUI	REALTORS ASSN	KAHULUI	KUWAHARA
6/13/2003	09:00a	CONTRACTS	REALTORS ASSN OF MAUI	REALTORS ASSOC.	KAHULUI	CHONG
7/15/2003	09:00a	ESSENTIALS OF LISTING	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	HAY
7/16/2003	09:00a	ESSENTIALS OF THE DROA	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	DUNLOP
7/17/2003	09:00a	ESSENTIALS OF FINANCE	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	HOLIDAY
7/18/2003	09:00a	AT HOME WITH DIVERSITY: ONE AMERICA	REALTORS ASSN OF MAUI	REALTORS ASSN. OF MAUI	KAHULUI	SYKES
10/14/2003	09:00a	ESSENTIALS OF LISTING	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	HOLIDAY
10/15/2003	09:00a	ESSENTIALS OF THE DROA	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	HAY
10/16/2003	09:00a	ESSENTIALS OF FINANCE	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	HOLIDAY
10/17/2003	09:00a	AGENCY, PRACTICAL ETHICS, FAIR HOUSING	REALTORS ASSN OF MAUI	REALTORS ASSN OF MAUI	KAHULUI	CHONG

Continuing Education Providers

PROVIDER	TELEPHONE
ABE LEE SEMINARS	988-3751
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BRIAN R THOMAS DBA EDVENTURES	885-2117
COLDWELL BANKER PACIFIC PROPERTIES	947-8102
CONTINUING-ED-ONLINE.ORG	(206) 523-9801
DOWER SCHOOL OF REAL ESTATE	735-8838
DUPLANTY SCHOOL OF REAL ESTATE	737-5509
EDDIE FLORES REAL ESTATE	951-9888
FAHRNI SCHOOL OF REAL ESTATE	486-4166
HAWAII ASSOCIATION OF REALTORS	733-7060
HAWAII CCIM CHAPTER	528-2246
HONOLULU BOARD OF REALTORS	732-3000
JOHN REILLY	John@InternetCrusade.com
KAUAI BOARD OF REALTORS	245-4049
KONA BOARD OF REALTORS INC	329-4874
LISHAN Z. CHONG	524-1505
LYNN W CARLSON	874-4064
REALTORS ASSN OF MAUI INC	873-8585
RUSS GOODE SEMINARS	597-1111
SEILER SCHOOL OF REAL ESTATE	874-3100
THOMAS J DOUMA	879-6000
UNIVERSITY OF HAWAII AT MANOA	956-8244
WAIKIKI REALTY REAL ESTATE SCHOOL	955-8282

Update on Recodification of Hawaii's Condominium Law

Many people have worked very hard over the past two years to get the recodification of Hawaii's condominium law to this point. The Commission would particularly like to thank the volunteer attorneys of the Blue Ribbon Recodification Advisory Committee for the hundreds of volunteer hours they have spent on the project.

In order to craft a law with the best chance of meeting its many (sometimes competing) goals, however, the Commission sought more time to work on refining the condominium law recodification with input from the broader community.

Therefore, the Commission recommended to the Legislature that the position and funding for the recodification project be extended to complete the project. It is anticipated that over the course of the next year, further public input will be sought and obtained.

Public Hearings

The Commission will hold public hearings on the proposed recodification in each of Hawaii's counties. The first hearing is tentatively scheduled for Wednesday, June 4, 2003, 6:30 p.m., at the State Capitol in Conference Room 016. Hearings will also be conducted on each of the neighbor islands. After the public hearings, the Commission will incorporate appropriate changes and submit a final draft of the proposed condominium law recodification law to the 2004 Legislature.

If you would like to receive notice of the hearings, please send your mailing address information to: Gordon Arakaki, DCCA—Real Estate Branch, 250 South King Street, Room 702, Honolulu, HI 96813. If you prefer receiving electronic notice (and would like to help the State save some money!), please send your email address to: Gordon.M.Arakaki@dcca.hawaii.gov.

Contemplated Changes

Some of the more interesting things in the recodification include elimination of the owner-occupant presale notice requirement, streamlining the public report process to provide for one public report (rather than multiple public reports), and permitting the owners of single-family condominium units to

obtain their own casualty insurance coverage. The law will also be reorganized and be more user-friendly.

Reference Material Available on Website

The Commission has tried to make the recodification condominium process as accessible and transparent as possible for everyone affected by Hawaii's condominium property regimes law. We want to make sure that everyone can understand what we are doing and why at every step in the process. To that end, the Commission has posted drafts of the recodified condominium law (preliminary draft #2 is contained in our 2002 Progress Report), its recodification work plan and timetable, list of relevant laws, resource list, base working document (a comparison of the UCIOA, UCA, and HRS Chapter 514A), and other related documents on our website (<http://www.hawaii.gov/hirec/>). Wherever possible, we have provided hyperlinks to our source materials for easy access by any interested parties. We hope that this will help people understand how and why the recodification takes its ultimate form.

Committees Meet in Kona

On May 8, the Real Estate Commission convened its monthly standing committee meetings in Kailua-Kona, Hawaii. The Commission also held a Real Estate and Condominium Specialists Office of the Day in conjunction with the meeting. Committee meetings and Specialists Office for the Day are held on different islands twice a year as part of the Commission's program of work.

The meetings provide the members of the real estate community with an opportunity to attend the Commission's Laws and Rules Review, Education Review, and Condominium Review Committee meetings usually held on Oahu. Committee members and participants engaged in an interchange of information and questions about various concerns and issues.

The Commission's recodification attorney and Condominium Specialist were also on hand to meet with interested individuals and organizations.

For those of you who are licensed in more than one regulated profession, for instance, as a real estate broker and a mortgage solicitor; be aware that your LEGAL NAME will override your "license name" that you selected for your real estate license. The real estate profession is the only regulated profession or vocation that permits its licensees to designate a legal name and a license name for licensing and advertising purposes. All other professions, such as mortgage solicitors, contractors, accountants, etc. only recognize your legal name when you obtain your license.

Here's an example: Keoki "Calypso" Doe holds a real estate broker's license and has designated his legal name as Keoki Doe, and his license name as Calypso Doe. Mr.

Doe then obtains a license as a contractor. The Contractors License Board only recognizes a licensee's legal name, which in this case is Keoki Doe. All licensing records for Mr. Doe will now reflect only his legal name, Keoki Doe. Mr. Doe will not be able to advertise as Calypso Doe in his real estate advertising as Calypso Doe is no longer reflected on his real estate license records.

There is then the possibility that Mr. Doe may be in violation of the real estate licensing laws and rules if he advertises as Calypso Doe after he obtains his contractor's license. The same holds true if Mr. Doe obtained his contractor's license first and then obtained his real estate license. He would not be permitted to enter a license name for real estate licensing purposes.

Real Estate Commission 2003 Meeting Schedule

Laws & Rules Review Committee—9 a.m.

**Education Review Committee—Upon adjournment of
Laws & Rules Review Committee Meeting.**

**Condominium Review Committee—Upon adjourn-
ment of the Education Review Committee Meeting**

Tuesday, June 10, 2003—Kapuaiwa Room

Wednesday, July 9, 2003—Kapuaiwa Room

Wednesday, August 13, 2003—Kapuaiwa Room

Wednesday, September 10, 2003—Kapuaiwa Room

Wednesday November 12, 2003—Kapuaiwa Room

Thursday, December 11, 2003—Kapuaiwa Room

Real Estate Commission—9 a.m.

Friday, May 23, 2003—Kapuaiwa Room

Friday, June 27, 2003—Kapuaiwa Room

Wednesday, July 30, 2003—Kapuaiwa Room

Friday, August 29, 2003—Kapuaiwa Room

Friday, September 26, 2003—Kapuaiwa Room

Wednesday, November 26, 2003—Kapuaiwa Room

Friday, December 12, 2003—Kapuaiwa Room

All meetings will be held in the HRH Princess Victoria Kamamalu Building, located at 1010 Richards Street, Second Floor, Honolulu, Hawaii. Meeting dates, locations, and times are subject to change without notice. Please visit the Commission's website at www.state.hi.us/hirec or call the Real Estate Commission's Office at 586-2643 to confirm the dates, times, and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at 586-2643 to submit your request.

Important Notice

Beginning on June 10, 2003, the Real Estate Commission's monthly committee meetings will be scheduled as follows:

Laws and Rules Review Committee Meeting—9 a.m.

Education Review Committee—Immediately upon adjournment of the Laws and Rules Review Committee Meeting.

Condominium Review Committee Meeting—Immediately upon adjournment of the Education Review Committee Meeting.

Please call our office at 586-2643 if you have any questions regarding this change. Thank you.

**State of Hawaii
Real Estate Commission Bulletin
250 South King Street, Room 702
Honolulu, Hawaii 96813**

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