

Minutes



Standard Forms Committee Meeting
Thursday January 21, 2021
Via Zoom

The Standard Forms Committee ("SFC") meeting for the Hawaii Association of REALTORS® was held on Thursday, January 21, 2021 via Zoom. The meeting was called to order at 9:35 a.m. by Chair Dusty Woodstock.

CALL TO ORDER

Chair; Dusty Woodstock, Vice Chair Jeannie Wenger; Sharon Brown, John Connelley, Carol Cummings, Beth Daily, Patti Ichida, Phoebe Nikolakakis, Anthony Pace, Roberta Charles, Gary Apperson, Ayako Ancheta, Patrick O'Neill. Leadership Liaison: Kalama Kim; HAR President Derek Lau. YPN Liaison, Olivia Schubert. Staff: Ethel Keyes; Nancy Donahue-Jones, Wendy Brown; Legal Counsel: Shimpei Oki. Guests: Derek Lau and Kelly Liberatore.

ATTENDEES

The minutes of October 22, 2020 was accepted with the following correction: Correction of spelling of the name of the form in item #2. It should be Service/Support Animal Addendum.

MINUTES

The SFC members took a few minutes to check the internet for inappropriate usage of copyrighted forms. Committee members will forward items found to Ethel Keyes.

UPDATE

1. RR109 – Seller's Real Property Disclosure Statement

The SFC discussed comments from membership, made further revisions and finalized the draft.

A motion was adopted that the SFC accept the new language in section A22 as amended.

NOTE Revised verbiage is as follows: "Are there any additional facts regarding the property that may be deemed a material fact?"

Once all revisions are completed, the form will be voted on for approval at the February 10, 2021 meeting.

UNFINISHED

2. RR221 - Dual Agency Consent Addendum

Form will be reviewed at next meeting.

3. Service/Support Animal Addendum

Form will be reviewed at next meeting.

1. 2021 Forms Review Schedule

Chair Dusty Woodstock assigned forms to the committee members.

Discussion was held regarding the Buyer-Buyer, Seller-Seller Dual Agency Form and Designated Agency Addendum. These are new forms that have not been created yet. Kalama Kim and Ethel Keyes gave background information on both forms.

The creation of the Buyer-Buyer, Seller-Seller Dual Agency Form was approved by the Board of Directors in 2016. However, the Standard Forms Committee decided to work on this form after the revisions to the Purchase Contract were completed in 2019.

The creation of the Designated Agency Addendum was recommended by the Government Affairs Committee to the HAR Board of Directors in February 2020. The Board of Directors approved the recommendation and assigned the creation of this new form to the Standard Forms Committee.

NEW BUSINESS

2. Request from the REALTORS® Association of Maui Board of Directors to create a Sight Unseen Addendum to the Purchase Contract.

Discussion was held. It was decided that the Standard Forms Committee will continue to do further research. The committee plans to reach out to other states, NAR and local brokerage firms to collect information.

3. Request from a member to create a Golf Course Frontage Addendum.

Discussion was held. The committee decided not to create such a form at this time. It would be best to continue to use the RR109 – Seller’s Real Property Disclosure Statement.

4. It was decided that in order to be able to review more forms, the SFC decided to add an additional meeting to the current meeting schedule. It is scheduled for April 28, 2021 via Zoom.

The next meeting of the SFC is scheduled for February 10, 2021 via Zoom.

DATE OF NEXT MEETING

There being no further business, the meeting was adjourned at 3:30 p.m.

ADJOURNMENT

Wendy Brown
Senior Administrative Assistant

DRAFT