

Broker Content Outline
Hawaii Laws, Rules and Regulations

50 Approved Questions, 10 Pretest Questions
Effective: February 1, 2006

Content Area	Number of Questions
I. Ascertaining and Disclosing Material Facts	8
A. Bureau of Conveyances/Land Court	
1. Documents and indexes	
2. Conveyance tax	
B. Tax Office	
1. Field books: original and/or computerized	
2. Tax maps	
3. Real property taxes and assessments	
4. State taxes	
C. Inspections	
D. Statutory disclosures	
1. Seller Disclosure Act	
2. Leasehold disclosures	
3. Uniform Land Sales Practices Act	
E. Agency relationships	
F. Environmental conditions	
G. Hawaii land history and property rights	
II. Types of Ownership	5
A. Condominium Property Regimes	
B. Cooperatives	
C. Time sharing plans	
D. Land trust	
E. Planned Unit Development	
III. Property Management	2
A. Residential Landlord-Tenant Code	
B. Commercial real estate management	
IV. Land Utilization	2
A. Planning, land use, and zoning (county ordinance)	
1. County building and planning	
B. Restrictive covenants	
C. State land use	
V. Title and Conveyances	4
A. Elective share (replaces dower and curtesy)	
B. Tenancy	
C. Liens	
D. Leaseholds	
E. Recording systems	
F. Boundary issues	
G. Foreclosure	

Content Area	Number of Questions
V. Contracts and Addenda	8
A. Hawaii sales contracts	
B. Hawaii listing contracts	
C. Other Hawaii standard forms	
VI. Financing	5
A. Seller Financing	
B. Hawaii-specific institutional financing	
C. Usury laws	
VII. Escrow Process and Closing Statements	5
A. Stages of closing	
B. Closing Responsibilities	
C. Closing Statements	
VIII. Professional Practices and Conduct	11
A. Office management/supervision	
1. Independent contractor vs. employee	
2. Handling of funds	
B. Broker office	
C. Trust accounts	
D. Advertising	
E. Licensing laws and rules	
1. Real estate brokers and salespersons	
2. Professional and Vocational Licensing Act	
F. Grounds for disciplinary action	
1. Illegal conduct	
a) discrimination in real property transactions	
2. Unethical conduct	
a) Standards of Practice	
b) Standard of Care	
G. Risk Management	
TOTAL SCORED ITEMS:	50