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# A BILL FOR AN ACT

RELATING TO HOUSING.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. Section 201G-118, Hawaii Revised Statutes, is  
2 amended by amending subsection (a) to read as follows:

3           "(a) The corporation may develop, on behalf of the State  
4 or with an eligible developer, or may assist under a government  
5 assistance program in the development of, housing projects which  
6 shall be exempt from all statutes, ordinances, charter  
7 provisions, and rules of any governmental agency relating to  
8 planning, zoning, construction standards for subdivisions,  
9 development and improvement of land, and the construction of  
10 units thereon; provided that:

11           (1) The corporation finds the project is consistent with  
12           the purpose and intent of this chapter, and meets  
13           minimum requirements of health and safety;

14           (2) The development of the proposed project does not  
15           contravene any safety standards, tariffs, or rates and  
16           fees approved by the public utilities commission for  
17           public utilities or the various boards of water supply  
18           authorized under chapter 54; and



1           (3) The legislative body of the county in which the  
2           project is to be situated shall have approved the  
3           project.

4           (A) The legislative body shall approve or disapprove  
5           the project by resolution within [~~forty-five~~  
6           ninety days after the corporation has submitted  
7           the preliminary plans and specifications for the  
8           project to the legislative body. If on the  
9           [~~forty-sixth~~] ninety-first day a project is not  
10          disapproved, it shall be deemed approved by the  
11          legislative body;

12          (B) No action shall be prosecuted or maintained  
13          against any county, its officials, or employees  
14          on account of actions taken by them in reviewing,  
15          approving, or disapproving the plans and  
16          specifications; and

17          (C) The final plans and specifications for the  
18          project shall be deemed approved by the  
19          legislative body if the final plans and  
20          specifications do not substantially deviate from  
21          the preliminary plans and specifications. The  
22          final plans and specifications for the project



1 shall constitute the zoning, building,  
2 construction, and subdivision standards for that  
3 project. For purposes of sections 501-85 and  
4 502-17, the executive director of the  
5 corporation, or the responsible county official  
6 may certify maps and plans of lands connected  
7 with the project as having complied with  
8 applicable laws and ordinances relating to  
9 consolidation and subdivision of lands, and the  
10 maps and plans shall be accepted for registration  
11 or recordation by the land court and registrar;  
12 and

13 (4) The land use commission shall approve or disapprove a  
14 boundary change within forty-five days after the  
15 corporation has submitted a petition to the commission  
16 as provided in section 205-4. If on the forty-sixth  
17 day the petition is not disapproved, it shall be  
18 deemed approved by the commission."

19 SECTION 2. This Act does not affect rights and duties that  
20 matured, penalties that were incurred, and proceedings that were  
21 begun, before its effective date.



# H.B. NO. 2596

1 SECTION 3. Statutory material to be repealed is bracketed  
2 and stricken. New statutory material is underscored.

3 SECTION 4. This Act shall take effect upon its approval.  
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JAN 24 2006



HB 2596

**Report Title:**

Housing and Community Development Corporation of Hawaii

**Description:**

Extends time that the legislative body of a county has to review a housing proposal under an expedited process from 45 to 90 days.

