

1 travel long distances and expend large amounts of time and
2 effort to locate these needed services and products.

3 In the city and county of Honolulu's "Annual Report on the
4 Status of Land Use on Oahu, Fiscal Year 2006" (February 2008),
5 growth projections show a decided shift away from the primary
6 urban center for industrial jobs. Approximately eighty per cent
7 of industrial jobs were located in the primary urban center in
8 2000, and by 2030 that projection drops to seventy-one per cent.
9 For that same period, industrial jobs in the Ewa region will
10 nearly double, from seven to thirteen per cent, and increase by
11 nearly fifty per cent, from seven to ten per cent in central
12 Oahu.

13 The legislature further finds that small businesses are
14 often dependent on commercial and industrial leases, which may
15 contain provisions that are so onerous as to force these
16 businesses to relocate to rural areas and away from the urban
17 centers. In practical terms, consumers will find that the auto
18 service center in Mapunapuna, or the small retailer in Kakaako,
19 is no longer in business near where the consumer lives or works.

20 The legislature finds that the proximity of small
21 businesses to urban communities serves to stabilize Hawaii's
22 economy, especially during the recessionary period that the



1 United States has entered. Thus, maintaining close geographic
2 ties between small businesses and the communities they serve is
3 a public purpose that requires legislative support.

4 The purpose of this part is to stabilize Hawaii's economy
5 by lessening the onerous provisions of existing commercial and
6 industrial leases of certain lands within urban districts by
7 correcting inequities in long term commercial and industrial
8 ground leases, without substantial reduction in the economic
9 benefit to the owners or impact on their ownership of the land,
10 without impairing their lease contracts, and without the taking
11 of any property rights without due process of law.

12 SECTION 2. Chapter 519, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 **"§519- Leases of commercial and industrial property.**

16 (a) Notwithstanding any other law to the contrary and unless
17 expressly stated to the contrary in the lease, any lease of
18 commercial or industrial leasehold property shall be subject to
19 the following terms and conditions:

20 (1) Whenever a lease condition requires that a lessee
21 obtain the approval of the lessor for the assignment,
22 transfer, or encumbrance of the leasehold property,



1 the approval of the lessor may not be unreasonably
2 withheld;

3 (2) Whenever a lessee is required by a lease with less
4 than thirty years remaining on its term to make major
5 and substantial improvements to any structures on the
6 leasehold property or to any infrastructure supporting
7 the leasehold property, the requirement to the lessee
8 shall be limited to making reasonable maintenance and
9 repair work to satisfy federal, state, and county
10 laws, ordinances, and code requirements to ensure the
11 public's health, safety, and welfare, and the lessee
12 shall not be required to make substantial new
13 improvements to infrastructure or structures;

14 (3) Whenever a lease provides for the reversion of any
15 improvements on the leasehold property at the
16 termination of the lease, the improvements shall be
17 returned subject to reasonable wear and tear that may
18 have resulted from the use of the improvements over
19 the full term of the lease;

20 (4) Whenever a lease existing on July 1, 2008, or entered
21 into thereafter, provides for the renegotiation of
22 rent during the term of the lease and the renegotiated



1 rent is based, according to the terms of the lease, on
2 fair and reasonable annual rent, that provision shall
3 be construed to require that the rent shall be fair
4 and reasonable to both the lessor and the lessee to
5 the lease; provided that a rental amount that is fair
6 and reasonable to both parties shall take into account
7 the character of the improvements existing on the
8 renegotiation date; and provided further that if the
9 lessee has subtenants with subleases that provide for
10 recovery by the lessee of ground lease rent, those
11 subtenants shall be charged their pro-rata share of
12 the fair and reasonable annual rent as renegotiated
13 pursuant to this paragraph.

14 (b) In the event that a lessor determines to sell the
15 leasehold interest and all improvements on the leasehold
16 property to the lessee, the lessor shall be entitled to exclude
17 from state income taxes in the year of the sale any gain the
18 lessor realizes from the sale.

19 (c) For purposes of this section, "commercial or
20 industrial leasehold property" means any ground lease of real
21 property:

22 (1) Situated in the State;



1 the Hawaii 2050 sustainability plan. In enacting Act 8, the
2 legislature expressed its belief that government is responsible
3 for resolving daily and immediate issues and public needs, while
4 providing guidance to assure a sustainable future and positive
5 outlook for Hawaii's economy.

6 The creation of the Hawaii 2050 sustainability plan comes
7 as the State faces a growing number of pressing issues,
8 including the steady deterioration of public infrastructure;
9 lack of affordable housing; continued reliance on a
10 service-based economy; vulnerability of Hawaii in a volatile
11 global energy market; possible interruptions in travel and
12 critical food supplies; threats to fragile island ecosystems;
13 and ever increasing numbers of residents and visitors. These
14 economic and quality of life issues all raise questions about
15 the long term limits of growth in the State and motivate the
16 need to begin planning and action to assure Hawaii's future.

17 Addressing and solving issues critical to Hawaii's way of
18 life and natural resources requires coordinated community
19 efforts to produce comprehensive, long-range planning policies
20 and actions. Within that context, the Hawaii 2050
21 sustainability task force and plan have revitalized the State's



1 long-term planning process to better guide the future
2 development of Hawaii.

3 There are several existing state agencies and offices, or
4 state officer duties and responsibilities, which focus on and
5 serve various functions in achieving and maintaining a more
6 sustainable future for the State, including the commission on
7 water resource management, the duties and responsibilities of
8 the energy resources coordinator, the Hawaii community
9 development authority, the land use commission, the office of
10 environmental quality control, and the office of planning.
11 Although these state agencies and officials strive to develop
12 and set forth policies relating to various aspects of
13 sustainability, they are each placed under different state
14 departments for administrative purposes. Combining these state
15 agencies and certain duties and responsibilities under a single
16 state department will enable these agencies to unify their
17 sustainability efforts under a single administrative umbrella.
18 Thus, establishing a new department dedicated to planning and
19 sustainability creates, clarifies, and concentrates the State's
20 long-range planning and sustainability initiatives, policies,
21 and efforts by using existing agencies and offices rather than
22 creating an additional layer of government.



1 The purpose of parts III through VI is to establish within
 2 the executive branch of state government a new department of
 3 planning and sustainability to address issues regarding the
 4 long-range planning of the State and how it affects Hawaii's
 5 economy, to coordinate policies and actions relating to state
 6 planning and sustainability, and to provide a comprehensive
 7 sustainability agenda for the State.

8 **PART III**

9 SECTION 5. Chapter 26, Hawaii Revised Statutes, is amended
 10 by adding a new section to be appropriately designated and to
 11 read as follows:

12 **"§26- Department of planning and sustainability. (a)**
 13 There is established the department of planning and
 14 sustainability that shall be headed by a single executive to be
 15 known as the director of planning and sustainability.

16 The department shall:

- 17 (1) Undertake statewide long-range planning and
 18 sustainability activities;
 19 (2) Undertake energy development and management;
 20 (3) Provide sustainability research and analysis; and
 21 (4) Encourage, develop, and implement plans for Hawaii's
 22 agriculture and food supply, land use, community



1 development and housing, economy, environment, energy,
2 natural resources, lifestyle, and culture through
3 programs established by law.

4 (b) The following are placed in the department of planning
5 and sustainability for administrative purposes as defined by
6 section 26-35:

7 (1) The commission on water resource management;

8 (2) The duties and responsibilities of the energy
9 resources coordinator;

10 (3) The Hawaii community development authority;

11 (4) The land use commission;

12 (5) The office of environmental quality control;

13 (6) The office of planning; and

14 (7) Any other board or commission as shall be provided by
15 law."

16 SECTION 6. Section 26-4, Hawaii Revised Statutes, is
17 amended to read as follows:

18 "**§26-4 Structure of government.** Under the supervision of
19 the governor, all executive and administrative offices,
20 departments, and instrumentalities of the state government and
21 their respective functions, powers, and duties shall be



1 allocated among and within the following principal departments
2 that are hereby established:

- 3 (1) Department of human resources development (Section
4 26-5);i
- 5 (2) Department of accounting and general services (Section
6 26-6);i
- 7 (3) Department of the attorney general (Section 26-7);i
- 8 (4) Department of budget and finance (Section 26-8);i
- 9 (5) Department of commerce and consumer affairs (Section
10 26-9);i
- 11 (6) Department of taxation (Section 26-10);i
- 12 (7) University of Hawaii (Section 26-11);i
- 13 (8) Department of education (Section 26-12);i
- 14 (9) Department of health (Section 26-13);i
- 15 (10) Department of human services (Section 26-14);i
- 16 (11) Department of land and natural resources (Section
17 26-15);i
- 18 (12) Department of agriculture (Section 26-16);i
- 19 (13) Department of Hawaiian home lands (Section 26-17);i
- 20 (14) Department of business, economic development, and
21 tourism (Section 26-18);i
- 22 (15) Department of transportation (Section 26-19);i



- 1 (16) Department of labor and industrial relations (Section
2 26-20);
3 (17) Department of defense (Section 26-21);
4 (18) Department of public safety (Section 26-14.6) [-]; and
5 (19) Department of planning and sustainability (Section
6 26-) ."

7 SECTION 7. Section 26-52, Hawaii Revised Statutes, is
8 amended to read as follows:

9 **"§26-52 Department heads and executive officers.** The
10 salaries of the following state officers shall be as follows:

- 11 (1) The salary of the superintendent of education shall be
12 set by the board of education at a rate no greater than
13 \$150,000 a year;
- 14 (2) The salary of the president of the University of Hawaii
15 shall be set by the board of regents;
- 16 (3) Effective July 1, 2004, the salaries of all department
17 heads or executive officers of the departments of
18 accounting and general services, agriculture, attorney
19 general, budget and finance, business, economic
20 development, and tourism, commerce and consumer
21 affairs, Hawaiian home lands, health, human resources
22 development, human services, labor and industrial



1 relations, land and natural resources, public safety,
2 planning and sustainability, taxation, and
3 transportation shall be as last recommended by the
4 executive salary commission. Effective July 1, 2007,
5 and every six years thereafter, the salaries shall be
6 as last recommended by the commission on salaries
7 pursuant to section 26-56, unless rejected by the
8 legislature; and

9 (4) The salary of the adjutant general shall be \$85,302 a
10 year. Effective July 1, 2007, and every six years
11 thereafter, the salary of the adjutant general shall be
12 as last recommended by the commission on salaries
13 pursuant to section 26-56, unless rejected by the
14 legislature, except that if the state salary is in
15 conflict with the pay and allowance fixed by the tables
16 of the regular army or air force of the United States,
17 the latter shall prevail."

18 **PART IV**

19 SECTION 8. The Hawaii Revised Statutes is amended by
20 adding a new chapter to be appropriately designated and to read
21 as follows:

22 **"CHAPTER**



1 **DEPARTMENT OF PLANNING AND SUSTAINABILITY**

2 **§ -1 Definitions.** The following terms, whenever used in
3 this chapter, shall have the following respective meanings,
4 unless a different meaning clearly appears in the context.

5 "Department" means the department of planning and
6 sustainability.

7 "Director" means the director of planning and
8 sustainability.

9 **§ -2 General objectives of the department.** (a) It
10 shall be the objective of the department of planning and
11 sustainability to make broad policy determinations with respect
12 to long-range planning and sustainability issues in the State.
13 The department shall endeavor to gain an understanding of those
14 functions and activities of other governmental agencies and of
15 private agencies that relate to the fields of state planning and
16 sustainability. It shall at all times encourage initiative,
17 creative thinking, and community engagement and perspective in
18 harmony with the objectives of the department.

19 (b) The department shall have sole jurisdiction over:

20 (1) The commission on water resource management;

21 (2) The duties and responsibilities of the energy
22 resources coordinator;



- 1 (3) The Hawaii community development authority;
- 2 (4) The land use commission;
- 3 (5) The office of environmental quality control;
- 4 (6) The office of planning; and
- 5 (7) Any other boards and commissions as provided by law.

6 **§ -3 Powers and duties of the department.** (a) The
7 department of planning and sustainability shall effectively
8 administer programs to address issues regarding the long-range
9 planning of the State, coordinate policies and actions relating
10 to state planning and sustainability, and provide a
11 comprehensive sustainability agenda for the State.

12 (b) To carry out these responsibilities, the department
13 shall:

- 14 (1) Coordinate and implement long-range state plans and
15 sustainability plans;
- 16 (2) Conduct research, and collect and analyze data on
17 sustainability indicators;
- 18 (3) Develop sustainability indicators and benchmarks to
19 assist in long-range state planning;
- 20 (4) Publish and promote annual reports regarding state
21 planning and sustainability initiatives, analyses, and
22 accomplishments;



- 1 (5) Direct and coordinate ongoing public awareness and
2 education campaigns relating to sustainability;
- 3 (6) Conduct periodic reviews and audits of sustainability
4 activities occurring statewide;
- 5 (7) Coordinate functions and activities of other
6 governmental agencies and of private agencies that
7 relate to the fields of state planning and
8 sustainability;
- 9 (8) Coordinate statewide policies and actions relating to
10 state planning and sustainability;
- 11 (9) Enter into contracts and take all actions deemed
12 necessary and appropriate for the proper and efficient
13 administration of the department; and
- 14 (10) Conduct other activities as are consistent with this
15 chapter.

16 **§ -4 Jurisdiction.** The following are placed in the
17 department of planning and sustainability for administrative
18 purposes pursuant to section 26-35:

- 19 (1) The commission on water resource management (chapter
20 174C);
- 21 (2) The duties and responsibilities of the energy
22 resources coordinator (chapter 196);



1 SECTION 9. Section 174C-6, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

3 "(a) There shall be a first deputy to the chairperson of
4 the commission on water resource management [~~the~~ deputy], to be
5 known as the deputy for water resource management[~~the~~], who shall
6 be in addition to any other first deputy to the [~~chairperson as~~
7 ~~the chairperson of the board of land and natural resources.~~]
8 director of planning and sustainability. The deputy shall have
9 experience in the area of water resources and shall be appointed
10 by the [~~chairperson~~] director of planning and sustainability
11 with the approval of a majority of the commission."

12 SECTION 10. Section 174C-7, Hawaii Revised Statutes, is
13 amended by amending subsection (b) to read as follows:

14 "(b) Five members shall be appointed by the governor
15 subject to confirmation by the senate, in a manner prescribed in
16 subsection (d). Each member shall have substantial experience
17 in the area of water resource management; provided that at least
18 one member shall have substantial experience or expertise in
19 traditional Hawaiian water resource management techniques and in
20 traditional Hawaiian riparian usage such as those preserved by
21 section 174C-101. The [~~chairperson of the board of land and~~
22 ~~natural resources~~] director of planning and sustainability shall



1 be the chairperson of the commission. The director of health
2 shall serve as an ex officio voting member."

3 SECTION 11. Section 196-3, Hawaii Revised Statutes, is
4 amended to read as follows:

5 **"§196-3 Energy resources coordinator.** The director of
6 [~~business, economic development, and tourism~~] planning and
7 sustainability shall serve as energy resources coordinator."

8 SECTION 12. Section 201-2, Hawaii Revised Statutes, is
9 amended to read as follows:

10 **"§201-2 General objective, functions, and duties of**
11 **department.** It shall be the objective of the department of
12 business, economic development, and tourism to make broad policy
13 determinations with respect to economic development in the State
14 and to stimulate through research and demonstration projects
15 those industrial and economic development efforts that offer the
16 most immediate promise of expanding the economy of the State.
17 The department shall endeavor to gain an understanding of those
18 functions and activities of other governmental agencies and of
19 private agencies that relate to the field of economic
20 development. It shall, at all times, encourage initiative and
21 creative thinking in harmony with the objectives of the
22 department.



1 ~~[The department of business, economic development, and~~
2 ~~tourism shall have sole jurisdiction over the land use~~
3 ~~commission under chapter 205, state planning under chapter 225M,~~
4 ~~and the Hawaii State Planning Act under chapter 226. Due to the~~
5 ~~inherently interdependent functions of development, planning,~~
6 ~~and land use, these functions shall not be transferred by~~
7 ~~executive order, directive, or memorandum, to any other~~
8 ~~department, nor shall these functions be subject to review or~~
9 ~~approval by any other department.] "~~

10 SECTION 13. Section 225M-2, Hawaii Revised Statutes, is
11 amended by amending subsection (a) to read as follows:

12 "(a) There is established within the department of
13 ~~[business, economic development, and tourism]~~ planning and
14 sustainability an office of planning. The head of the office
15 shall be known as the director of the office of planning,
16 referred to in this chapter as director[-], and who shall also
17 be the director of planning and sustainability. The director
18 shall have[+] training in the field of urban or regional
19 planning, public administration, or other related fields;
20 experience in programs or services related to governmental
21 planning; and experience in a supervisory, consultative, or
22 administrative capacity. The director shall be nominated by the



1 governor and, by and with the advice and consent of the senate,
2 appointed by the governor without regard to chapter 76 [~~and~~
3 ~~shall be compensated at a salary level set by the governor~~].

4 The director shall be included in any benefit program generally
5 applicable to the officers and employees of the State. The
6 director shall retain such staff as may be necessary for the
7 purposes of this chapter, in conformity with chapter 76. [~~The~~
8 ~~director shall report to the director of business, economic~~
9 ~~development, and tourism and shall not be required to report~~
10 ~~directly to any other principal executive department.~~]"

11 **PART VI**

12 SECTION 14. (a) In order for the new department of
13 planning and sustainability to be initially operational by
14 July 1, 2010, the governor shall appoint a management team and
15 may hire necessary staff, who shall be exempt from chapter 76,
16 Hawaii Revised Statutes, to:

- 17 (1) Develop the appropriate transition plans;
- 18 (2) Rework position descriptions;
- 19 (3) Revise personnel classifications;
- 20 (4) Develop an organizational structure;
- 21 (5) Prepare a proposed budget;
- 22 (6) Draft and submit proposed legislation; and



1 (7) Attend to other administrative details.

2 (b) The governor shall report to the legislature, no later
3 than twenty days before the convening of the regular session of
4 2010.

5 SECTION 15. (a) The revisor of statutes shall replace, as
6 appropriate, any reference to the department or board of land
7 and natural resources with the department of planning and
8 sustainability, and any reference to the chairperson of the
9 board of land and natural resources with the director of
10 planning and sustainability in chapter 174C, Hawaii Revised
11 Statutes.

12 (b) The revisor of statutes shall replace, as appropriate,
13 any reference to the department of business, economic
14 development, and tourism with the department of planning and
15 sustainability, and any reference to the director of business,
16 economic development, and tourism with the director of planning
17 and sustainability in chapter 196, Hawaii Revised Statutes.

18 (c) The revisor of statutes shall replace, as appropriate,
19 any reference to the department of business, economic
20 development, and tourism with the department of planning and
21 sustainability in chapter 205, Hawaii Revised Statutes.



1 (d) The revisor of statutes shall replace, as appropriate,
2 any reference to the department of business, economic
3 development, and tourism with the department of planning and
4 sustainability, and any reference to the director of business,
5 economic development, and tourism with the director of planning
6 and sustainability in chapter 206E, Hawaii Revised Statutes.

7 (e) The revisor of statutes shall replace, as appropriate,
8 any reference to the department of business, economic
9 development, and tourism with the department of planning and
10 sustainability in chapter 225M, Hawaii Revised Statutes.

11 (f) The revisor of statutes shall replace, as appropriate,
12 any reference to the department of health with the department of
13 planning and sustainability in chapter 341, Hawaii Revised
14 Statutes.

15 SECTION 16. The revisor of statutes shall replace as
16 appropriate the reference to a department with the department of
17 planning and sustainability in all statutes that make reference
18 to a department to which the placement of the commission,
19 coordinator, authority, and offices listed in section -4,
20 Hawaii Revised Statutes, is made for administrative purposes.

21 SECTION 17. For the purpose of establishing a salary for
22 the initial director of planning and sustainability, the salary



1 for the initial director of planning and sustainability shall be
2 the same as the chairperson of the board of land and natural
3 resources. Thereafter, the director's salary shall be
4 determined by the next convened executive salary commission.

5 SECTION 18. All rights, powers, functions, and duties of
6 the commission on water resource management, the energy
7 resources coordinator, the Hawaii community development
8 authority, the land use commission, the office of environmental
9 quality control, and the office of planning are transferred to
10 the department of planning and sustainability.

11 All officers and employees whose functions are transferred
12 by the establishment of the department of planning and
13 sustainability under this Act shall be transferred with their
14 functions and shall continue to perform their regular duties
15 upon their transfer, subject to the state personnel laws and
16 this Act.

17 No officer or employee of the State having tenure shall
18 suffer any loss of salary, seniority, prior service credit,
19 vacation, sick leave, or other employee benefit or privilege as
20 a consequence of the establishment of the department of planning
21 and sustainability under this Act, and such officer or employee
22 may be transferred or appointed to a civil service position



1 without the necessity of examination; provided that the officer
2 or employee possesses the minimum qualifications for the
3 position to which transferred or appointed; and provided that
4 subsequent changes in status may be made pursuant to applicable
5 civil service and compensation laws.

6 An officer or employee of the State who does not have
7 tenure and who may be transferred or appointed to a civil
8 service position as a consequence of the establishment of the
9 department of planning and sustainability under this Act shall
10 become a civil service employee without the loss of salary,
11 seniority, prior service credit, vacation, sick leave, or other
12 employee benefits or privileges and without the necessity of
13 examination; provided that such officer or employee possesses
14 the minimum qualifications for the position to which transferred
15 or appointed.

16 If an office or position held by an officer or employee
17 having tenure is abolished, the officer or employee shall not
18 thereby be separated from public employment, but shall remain in
19 the employment of the State with the same pay and classification
20 and shall be transferred to some other office or position for
21 which the officer or employee is eligible under the personnel



1 laws of the State as determined by the head of the department or
2 the governor.

3 SECTION 19. All appropriations, records, equipment,
4 machines, files, supplies, contracts, books, papers, documents,
5 maps, and other personal property heretofore made, used,
6 acquired, or held by the commission on water resource
7 management, the energy resources coordinator, the Hawaii
8 community development authority, the land use commission, the
9 office of environmental quality control, and the office of
10 planning relating to the functions transferred to the department
11 of planning and sustainability shall be transferred with the
12 functions to which they relate.

13 SECTION 20. All deeds, leases, contracts, loans,
14 agreements, permits, or other documents executed or entered into
15 by or on behalf of the commission on water resource management,
16 the energy resources coordinator, the Hawaii community
17 development authority, the land use commission, the office of
18 environmental quality control, and the office of planning
19 pursuant to the provisions of the Hawaii Revised Statutes, which
20 are reenacted or made applicable to the department of planning
21 and sustainability by this Act, shall remain in full force and
22 effect. Effective July 1, 2010, every reference to the former



1 department from which the commission on water resource
2 management, the energy resources coordinator, the Hawaii
3 community development authority, the land use commission, the
4 office of environmental quality control, and the office of
5 planning were transferred shall be construed as a reference to
6 the department of planning and sustainability.

7 SECTION 21. All rules, policies, guidelines, and other
8 material adopted or developed by the commission on water
9 resource management, the energy resources coordinator, the
10 Hawaii community development authority, the land use commission,
11 the office of environmental quality control, and the office of
12 planning to implement provisions of the Hawaii Revised Statutes,
13 which are reenacted or made applicable to the department of
14 planning and sustainability by this Act, shall remain in full
15 force and effect until amended or repealed by the department of
16 planning and sustainability pursuant to chapter 91, Hawaii
17 Revised Statutes. In the interim, every reference in those
18 rules, policies, procedures, guidelines, and other material to
19 the former department from which the commission on water
20 resource management, the energy resources coordinator, the
21 Hawaii community development authority, the land use commission,
22 the office of environmental quality control, and the office of



1 planning were transferred is amended to refer to the department
2 of planning and sustainability.

3 SECTION 22. With respect to the portions of this Act
4 related to the establishment of department of planning and
5 sustainability, it is the intent of this Act not to jeopardize
6 the receipt of any federal aid nor to impair the obligation of
7 the State or any agency thereof to the holders of any bond
8 issued by the State or by any agency, and to the extent, and
9 only to the extent, necessary to effectuate this intent, the
10 governor may modify the strict provisions of this Act, but shall
11 promptly report any modification with reason therefor to the
12 legislature at its next session thereafter for review by the
13 legislature.

14 SECTION 23. All acts passed during this regular session of
15 2008, whether enacted before or after the passage of this Act,
16 shall be amended to conform to this Act unless these acts
17 specifically provide that this Act is being amended.

18 SECTION 24. Statutory material to be repealed is bracketed
19 and stricken. New statutory material is underscored.

20 SECTION 25. This Act shall take effect on July 1, 2008.



Report Title:

Hawaii's Economy; Small Business; Commercial Leases;
Sustainability

Description:

Mandates certain conditions applicable to certain commercial and industrial leases (Part I). Creates a department of planning and sustainability by combining the office of planning, commission on water resource management, energy resources coordinator responsibilities, land use commission, office of environmental quality control, and Hawaii community development authority (Parts II-VI). (HB2040 SD2)

