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GCA of Hawaii

GENERAL CONTRACTORS ASSOCIATION OF HAWAII

Quality People. Quality Projects.

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February 22, 2013

TO: HONORABLE SYLVIA LUKE, CHAIR, HONORABLE SCOTT NISHIMOTO AND HONORABLE AARON JOHANSON, VICE CHAIRS AND MEMBERS OF THE HOUSE COMMITTEE ON FINANCE

SUBJECT: **SUPPORT OF H.B. 193, RELATING TO LAND USE.** Requires the land use commission, upon request, to extend the time period for which a boundary amendment is effective for at least 2 years if the appropriate county officer or agency determines that the petitioner has substantially commenced development or if other good cause exists.

HEARING AGENDA #1

DATE: Friday, February 22, 2013
TIME: 11:00 a.m.
PLACE: Capitol Room 308

Dear Chair Luke, Vice Chairs Nishimoto and Johanson and Members of the Committee:

The General Contractors Association (GCA) is an organization comprised of over six hundred (600) general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. The GCA's mission is to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

GCA is in **support** of H.B. 193, Relating to Land Use which provides that upon request the Land Use Commission may extend the time period that a previously approved boundary amendment is effective for at least two years, if the appropriate county officer or agency finds that certain conditions have been met.

This measure makes economic sense due to the extended period of time it takes for a development to be fully built out and given the numerous state and county permitting regulatory requirements that a developer must comply with. This measure would allow an applicant who already has a district boundary amendment approved by the land use commission, the opportunity to request an extension to further comply with any "requirements, terms, or conditions that were imposed by the commission as part of the approval of the amendment" upon meeting certain requirements set forth by the proper county official.

Over the years, issues have been raised relating to the LUC's detailed timing deadlines and other specific requirements and conditions. Additionally, questions have been raised regarding the LUC's continued monitoring and enforcement of conditions which involve detailed development issues and requirements which the counties are responsible to establish and enforce under Chapter 205, Hawaii Revised Statutes and county laws. This measure provides assurance that a

development can reach its full potential. For these reasons, GCA respectfully requests that this measure be passed out by this Committee.

Thank you for this opportunity to present our views on this measure.