
A BILL FOR AN ACT

RELATING TO MICRO HOUSING.

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

1 SECTION I. The legislature finds that the State of Hawaii
2 is in dire need of new and innovative residential construction
3 projects to address the shortage of affordable housing and to
4 keep homelessness at bay. The limited availability of land
5 coupled with Hawaii's high cost of living are two of the primary
6 reasons that Hawaii has one of the lowest rates of home
7 ownership in the country. Micro housing units provide practical
8 alternative housing options for single individuals and
9 affordable options for low- and moderate-income earners, and
10 have been successfully implemented in high density cities such
11 as Seattle and New York.

12 The legislature finds that micro housing units are a cost-
13 effective way to address the housing shortage in Hawaii because
14 they make efficient use of scarce and expensive land.
15 Furthermore, legalizing micro housing will help the State to
16 achieve its objectives for socio-cultural advancement with



1 regard to housing, as set forth in the Hawaii State Planning
2 Act.

3 The intent of this measure is to:

4 (1) Define micro housing;

5 (2) Incorporate micro housing into the objectives of the
6 Hawaii State Planning Act; and

7 (3) Explicitly make micro housing units legal,
8 notwithstanding any county zoning laws, permitting provisions,
9 or building code provisions to the contrary.

10 SECTION 2. Section 201G-1, Hawaii Revised Statutes, is
11 amended by adding a new definition to be appropriately inserted
12 and to read as follows:

13 "Micro housing unit", "micro house", or "micro unit" means
14 a dwelling unit with a:

15 (1) Total floor area of not less than two hundred twenty
16 square feet and not more than five hundred square feet
17 for not more than two occupants; and

18 (2) Separate closet, kitchen sink, cooking appliance,
19 refrigeration facilities, and separate bathroom
20 containing a toilet and a bathtub or shower.

21



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

SECTION 3. Section 226-19, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

"§226-19 Objectives and policies for socio-cultural advancement--housing. (b) To achieve the housing objectives, it shall be the policy of this State to:

- (1) Effectively accommodate the housing needs of Hawaii's people.
- (2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
- (3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.
- (4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.
- (5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and



1 other concerns of existing communities and surrounding
2 areas.

3 (6) Facilitate the use of available vacant, developable,
4 and underutilized urban lands for housing.

5 (7) Foster a variety of lifestyles traditional to Hawaii
6 through the design and maintenance of neighborhoods
7 that reflect the culture and values of the community.

8 (8) Promote research and development of methods to reduce
9 the cost of housing construction in Hawaii.

10 (9) Promote construction of micro housing, as defined in
11 §201G-1, by owner-builders and developers."

12 SECTION 4. Chapter 107, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 "§ 107- State building code; micro housing. The
16 construction and use of micro housing as defined in section
17 201G-1 shall be legal, notwithstanding any county zoning laws,
18 permitting provisions, or building code provisions to the
19 contrary. Legal micro housing may include small house trailers
20 and micro housing units made from freight shipping containers,



1 provided they fit within the parameters of a micro housing unit
2 as defined in section 201G-1.

3 SECTION 5. New statutory material is underscored.

4 SECTION 6. This Act shall take effect on July 1, 2015.

5

INTRODUCED BY:

Gene Wind

Felicia Powell

JAN 23 2015



H.B. NO. 635

Report Title:

Housing; Micro Housing; Micro Units

Description:

Defines micro housing and makes the construction and use of micro housing units legal.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

