

MAR 03 2017

SENATE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO EXEMPT TINY HOUSES FROM CERTAIN
REQUIREMENTS ON AGRICULTURAL LANDS.

1 WHEREAS, there is an immediate and critical need to
2 increase the availability of housing in the State; and
3

4 WHEREAS, the State has an extremely high cost of living,
5 and housing is one of the most challenging issues that local
6 residents face; and
7

8 WHEREAS, according to the Honolulu Board of REALTORS, the
9 median sales price for August 2016 for a single family home was
10 \$747,500 and \$398,000 for a condominium; and
11

12 WHEREAS, at these prices, it is nearly impossible for the
13 average local resident to afford such a home; and
14

15 WHEREAS, according to the 2011 Hawaii Housing Planning
16 Study, as many as 50,000 new housing units need to be built
17 between 2012 and 2016 to meet new demand generated by changing
18 demographic and economic conditions; and
19

20 WHEREAS, of these needed housing units, more than 6,000
21 would need to be ownership units and 13,000 would need to be
22 rental units for households earning less than 80 percent of the
23 area median income; and
24

25 WHEREAS, the State needs to find innovative solutions, such
26 as allowing the construction of tiny houses on agricultural
27 lands, for providing the construction of new housing; and
28

29 WHEREAS, tiny houses are homes between one hundred and four
30 hundred square feet that enable simpler living in a smaller,
31 more efficient space; and
32



S.C.R. NO. 67

1 WHEREAS, other types of housing, including farm dwellings
 2 and employee housing, are allowed on agricultural lands, and
 3 agricultural lands are capable of supporting tiny houses; and
 4

5 WHEREAS, providing less obstacles for the construction of
 6 tiny houses on agricultural lands may help to alleviate the
 7 housing shortage in the State; now, therefore,
 8

9 BE IT RESOLVED by the Senate of the Twenty-ninth
 10 Legislature of the State of Hawaii, Regular Session of 2017, the
 11 House of Representatives concurring, that the counties are
 12 requested to exempt tiny houses from zoning and sewage
 13 requirements on agricultural lands; and
 14

15 BE IT FURTHER RESOLVED that the counties are requested to
 16 prohibit the use of tiny houses on agricultural lands as
 17 vacation rentals; and
 18

19 BE IT FURTHER RESOLVED that certified copies of this
 20 Concurrent Resolution be transmitted to the Mayor and City
 21 Council of the City and County of Honolulu, Mayor and County
 22 Council of Hawaii County, Mayor and County Council of Maui
 23 County, and Mayor and County Council of Kauai County.
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OFFERED BY:

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