

MAR 03 2017

SENATE 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
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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
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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
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12 WHEREAS, at these prices, it is nearly impossible for the
13 average local resident to afford such a home; and
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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
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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
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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
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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
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33 WHEREAS, other types of housing, including farm dwellings
34 and employee housing, are allowed on agricultural lands, and
35 agricultural lands are capable of supporting tiny houses; and
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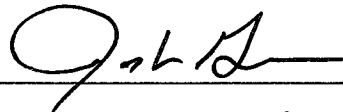
1 WHEREAS, providing less obstacles for the construction of
 2 tiny houses on agricultural lands may help to alleviate the
 3 housing shortage in the State; now, therefore,
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5 BE IT RESOLVED by the Senate of the Twenty-ninth
 6 Legislature of the State of Hawaii, Regular Session of 2017,
 7 that the counties are requested to exempt tiny houses from
 8 zoning and sewage requirements on agricultural lands; and
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10 BE IT FURTHER RESOLVED that the counties are requested to
 11 prohibit the use of tiny houses on agricultural lands as
 12 vacation rentals; and
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14 BE IT FURTHER RESOLVED that certified copies of this
 15 Resolution be transmitted to the Mayor and City Council of the
 16 City and County of Honolulu, Mayor and County Council of Hawaii
 17 County, Mayor and County Council of Maui County, and Mayor and
 18 County Council of Kauai County.
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OFFERED BY:





Will Egan

Mark

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