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# A BILL FOR AN ACT

RELATING TO PLANNED COMMUNITIES.

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

1       SECTION 1. The legislature finds that in master planned  
2 communities, sometimes developers fail to develop plots of land  
3 as originally planned. In central Oahu, a section of land in a  
4 master planned community was originally designated to be a golf  
5 course, however, the developer could not complete the project  
6 due to financial constraints and the land was sold and is  
7 currently used as farm land. Many residents were confused and  
8 frustrated as there was no notification of the land being sold  
9 or the development plan being changed.

10       The legislature further finds that a notice to owners,  
11 legislators, and neighborhood boards when changes in the master  
12 plan are intended would give the neighboring public an  
13 opportunity to be better informed of what is happening in their  
14 community.

15       The purpose of this Act is to require parcel owners to  
16 notify certain entities and individuals when the parcel is



1 proposed for sale and intended to be used for purposes other  
2 than as proposed as part of a master plan for a community.

3 SECTION 2. Chapter 421J, Hawaii Revised Statutes, is  
4 amended by adding a new section to be appropriately designated  
5 and to read as follows:

6 "§421J- Proposed land sale; planned community master  
7 plan's intended use; written notice. If any parcel of land  
8 included within a planned community master plan is proposed for  
9 sale and intended to be used for a purpose other than as  
10 proposed in the planned community master plan, the owner of the  
11 parcel shall inform each owner of a unit and all neighborhood  
12 boards and legislators representing the area in which the parcel  
13 of land is located in writing of the proposed sale and of the  
14 intended use of the parcel no later than ninety days before the  
15 sale of the parcel."

16 SECTION 3. This Act does not affect rights and duties that  
17 matured, penalties that were incurred, and proceedings that were  
18 begun before its effective date.

19 SECTION 4. New statutory material is underscored.

20 SECTION 5. This Act shall take effect on July 1, 2050.



**Report Title:**

Master Plan; Land Use; Planned Community Associations; Notice

**Description:**

Requires the owner of any parcel of land included within a planned community master plan that is proposed for sale and intended to be used for a purpose other than as proposed in the planned community master plan, to inform each owner of a unit in the planned community, and all neighborhood boards and legislators representing the area in which the parcel of land is located in writing of the proposed sale and of the intended use of the parcel no later than ninety days before the sale of the land. Takes effect on 7/1/2050. (SD1)

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

