
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended
2 by adding a new section to part V to be appropriately designated
3 and to read as follows:

4 "§46- Certain housing projects; automatic approval. (a)

5 A county shall approve, approve with modification, or disapprove
6 an application for a permit necessary for the development, pre-
7 development, construction, or substantial rehabilitation that:

8 (1) Commences on a housing development project after July
9 1, 2019, and before July 1, 2026; and

10 (2) Uses moneys from the rental housing revolving fund
11 established under section 201H-202,

12 within thirty days of submission of a completed permit
13 application and full payment of any application fee.

14 (b) If, on the thirty-first day, an application is not
15 approved, approved with modification, or disapproved by the
16 county, the application shall be deemed approved by the county.



1 (c) Permits issued pursuant to this section shall contain
2 the following language: "This is a rental housing-related
3 permit issued pursuant to section 46- , Hawaii Revised
4 Statutes."

5 (d) An applicant shall comply with all applicable safety
6 and engineering requirements relating to the development, pre-
7 development, construction, or substantial rehabilitation of a
8 housing development project.

9 (e) No action shall be prosecuted or maintained against
10 any county, its officials, or employees on account of actions
11 taken in reviewing, approving, modifying, or disapproving a
12 permit application pursuant to this section.

13 (f) The thirty-day time period established by subsection
14 (a) shall be extended in the event of a natural disaster or
15 state emergency that prevents the applicant, agency, or
16 department from fulfilling application review requirements.

17 (g) If an application is incomplete, the county agency
18 shall notify the applicant in writing within ten business days
19 of submittal of the application. The notice shall inform the
20 applicant of the specific requirements necessary to complete the
21 application. The automatic approval provisions under subsection



1 (a) shall continue to apply to the application only if the
2 applicant satisfies the specific requirements of the notice and
3 submits a complete application within five business days of
4 receipt of the notice."

5 SECTION 2. Chapter 343, Hawaii Revised Statutes, is
6 amended by adding a new section to be appropriately designated
7 and to read as follows:

8 "§343- Exception for certain housing projects.

9 Notwithstanding any law to the contrary, any development, pre-
10 development, construction, or substantial rehabilitation that:

11 (1) Commences on a housing development project after July
12 1, 2019, and before July 1, 2026; and

13 (2) Uses moneys from the rental housing revolving fund
14 established under section 201H-202,

15 shall be exempt from the requirements of this chapter."

16 SECTION 3. New statutory material is underscored.

17 SECTION 4. This Act shall take effect on January 1, 2050.



Report Title:

Rental Housing Revolving Fund; County Permits; Environmental Impact Statements

Description:

Requires approval of a permit application submitted by a housing development project that uses moneys from the rental housing revolving fund if a county does not issue a decision on the application within thirty days. Exempts the foregoing projects from environmental impact statement requirements. (HB1403 HD1)

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