
A BILL FOR AN ACT

RELATED TO LAND USE.

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

1 SECTION 1. The office of planning, in consultation with
2 the land use commission, the real estate commission, and the
3 department of planning and permitting of the city and county of
4 Honolulu shall study the land subdivision and condominium
5 property regime laws, and how these laws interact with county
6 zoning ordinances, to:

- 7 (1) Determine whether they contain potential ambiguities,
8 omissions, or other deficiencies through which a
9 landowner might develop land contrary to the
10 legislative intent of those laws; and
11 (2) Propose legislation to remedy any deficiencies found.

12 SECTION 2. In conducting its research for the study
13 required in section 1, the office of planning shall conduct a
14 public hearing to gather information from the general public.

15 SECTION 3. The office of planning shall submit a report of
16 its findings and recommendations, including any proposed



1 legislation, to the legislature no later than twenty days prior
2 to the regular session of 2020.

3 SECTION 4. This Act shall take effect on July 1, 2050.



Report Title:

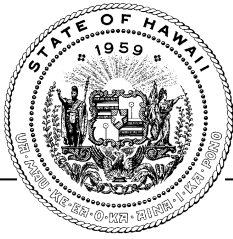
Office of Planning; Land Use Commission; Condominium

Description:

Requires the Office of Planning, in consultation with the Land Use Commission, Real Estate Commission, and the Department of Planning and Permitting, to study and report on deficiencies in the land subdivision and condominium property regime laws that may result in land being developed contrary to the legislative intent of those laws. (HB861 HD1)

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





OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Statement of
RODNEY FUNAKOSHI
Planning Program Administrator, Office of Planning
before the
HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE
Tuesday, February 12, 2019
2:00 PM
State Capitol, Conference Room 329

in consideration of
HB 861 HD1
RELATING TO LAND USE.

Chair Takumi, Vice Chair Ichiyama, and Members of the House Committee on Consumer Protection and Commerce.

The Office of Planning (OP) appreciates the intent and offers **comments** on HB 861 HD1, which would task OP with convening the Land Use Commission, Real Estate Commission, and the City and County of Honolulu's Department of Planning and Permitting to study condominium property regime (CPR), subdivision, and zoning laws and ordinances to determine whether there are ambiguities or other deficiencies that might be remedied to improve conformance of condominium property regimes with State and county land use laws and ordinances.

While OP believes there is merit to the proposal, we are concerned that our current staff workload would hinder our ability to complete the study and report in the timeframe allotted.

Thank you for this opportunity to testify.

HB-861-HD-1

Submitted on: 2/11/2019 11:23:26 PM

Testimony for CPC on 2/12/2019 2:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Dale Sandlin	Hawaii Cattlemens Council	Support	No

Comments:

We support this measure, but ask for landowner input to improve the results of the outcome.

HB-861-HD-1

Submitted on: 2/11/2019 4:34:36 PM

Testimony for CPC on 2/12/2019 2:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Jessica Fernandez	Individual	Support	No

Comments:

HB-861-HD-1

Submitted on: 2/11/2019 4:38:47 PM

Testimony for CPC on 2/12/2019 2:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ruston Utu	Individual	Support	No

Comments: