

JAN 17 2020

A BILL FOR AN ACT

RELATING TO HOUSING.

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

- 1 SECTION 1. Chapter 226, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:
- 4 "§226- High density development. (a) Every development
5 or redevelopment plan for any state property located within one-
6 half mile of any rail station along the Honolulu rail transit
7 system shall have no:
- 8 (1) Limit on the height of any building;
9 (2) Limit on the floor area ratio;
10 (3) Restrictions against retail tenants at ground level;
11 (4) Required setbacks;
12 (5) Required number of parking spots;
13 (6) Limitations on housing density less than two hundred
14 and fifty units per acre;
15 (7) Inclusionary zoning requirements for housing that is
16 available for sale to Hawaii residents who:
17 (A) Are owner-occupants of the housing; and



1 (B) Own no other real property.

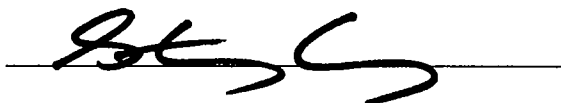
2 (b) If a landowner who owns land adjacent to a rail
3 station along the Honolulu rail transit system submits a
4 proposal to build a walkway directly into the adjacent rail
5 station, the Honolulu authority for rapid transportation shall
6 accept the landowner's proposal.

7 (c) Within one-half mile of any rail station along the
8 Honolulu rail transit system, there may be created an
9 infrastructure improvement district, in which the developer of
10 infrastructure may recover the cost of the infrastructure by
11 selling capacity to other private entities."

12 SECTION 2. New statutory material is underscored.

13 SECTION 3. This Act shall take effect upon its approval.

14

INTRODUCED BY: 



S.B. NO. 2640

Report Title:

Housing; High Density Housing; Honolulu Rail Transit System;
Condominiums

Description:

Adds a section to the Hawaii Revised Statutes which promotes the construction of high density housing within a one-half mile radius of a rail station along the Honolulu rail transit system.

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

