

JAN 21 2022

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. Chapter 226, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"§226- High density development. (a) Every development or redevelopment plan for any state property located within one-half mile of any station along a rail transit system shall have no:

(1) Limitation on the height of any building;

(2) Limitation on the floor area ratio;

(3) Restrictions against retail tenants at ground level;

(4) Required setbacks;

(5) Required number of parking spots;

(6) Limitation on housing density less than two hundred and fifty units per acre; and

(7) Inclusionary zoning requirements for housing that is available for sale to Hawaii residents who:

(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 station
3 along a rail transit system submits a proposal to build a
4 walkway directly into the adjacent station, the authority for
5 the rail transit system shall accept the landowner's proposal.

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

11 SECTION 2. New statutory material is underscored.

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

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INTRODUCED BY:





S.B. NO. 2317

Report Title:

Housing; High-Density Development; Zoning; Rail Transit System

Description:

Promotes development within one-half mile radius of any station along the rail transit system. Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the rail transit system. Permits high-density development of state-owned real property located within one-half mile radius of any station along the rail transit system.

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