

STAND. COM. REP. NO.

3777

Honolulu, Hawaii

FEB 17 , 2021

RE: H.B. No. 497
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Water & Land, to which was referred H.B. No. 497 entitled:

"A BILL FOR AN ACT RELATING TO COUNTY ZONING ORDINANCES,"

begs leave to report as follows:

The purpose of this measure is to prohibit the counties from requiring, as part of a county zoning ordinance or county rule, a developer with more than one residential unit to obtain the approval of any state agency unless that approval is expressly required by law.

Your Committee received testimony in support of this measure from Hawaii Construction Alliance; HPM Building Supply; Building Industry Association of Hawaii; Dowling Company, Inc.; Goodfellow Bros.; Hawaii Community Foundation, and four individuals. Your Committee received testimony in opposition to this measure from the Office of Hawaiian Affairs and one individual. Your Committee received comments on this measure from the Office of Planning.

Your Committee finds that streamlining the permitting and regulatory process between the counties and various state agencies would decrease the time to secure permits, reduce carrying costs, lower the cost of housing, and create more job and housing opportunities in the State. Your Committee notes that this measure does not prevent the counties from consulting with the

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Office of Hawaiian Affairs, rather it just does not require consultation with the Office.

Your Committee has amended this measure by:

- (1) Changing the effective date to January 1, 2050, to encourage further discussion; and
- (2) Making a technical, nonsubstantive amendment for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 497, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 497, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on
behalf of the members of the
Committee on Water & Land,



DAVID A. TARNAS, Chair



