
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Chapter 201H, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§201H- Long-term rental or workforce fee simple
5 housing development; county planning commissions. Land uses
6 exclusively providing residential housing for long-term rental
7 or workforce fee simple ownership may be permitted by a county
8 planning commission under this section; provided that the
9 project area is:

- 10 (1) No larger than one hundred acres;
11 (2) Immediately adjacent to the urban district and not
12 including the conservation district;
13 (3) On lands with soils classified by the land study
14 bureau's detailed land classification as overall
15 (master) productivity rating class C, D, E, or U if
16 within the agricultural district; and



1 (4) Identified on maps for only residential use in a
2 county comprehensive general plan adopted by the
3 respective county council pursuant to section 46-4
4 within twenty years of the application filing.
5 All applications to the county planning commission shall include
6 written concurrence from the executive director attesting to the
7 executive director's review of the project and agreement that
8 the proposal is solely inclusive of residential housing for
9 long-term rental or workforce fee simple ownership.
10 Applications shall be reviewed pursuant to the process set forth
11 in section 205-6; provided that section 91-9 shall only apply at
12 the point of county planning commission review. All agencies
13 may charge a reasonable fee for their respective application
14 reviews and charge all costs necessary for transcription."

15 SECTION 2. This Act does not affect rights and duties that
16 matured, penalties that were incurred, and proceedings that were
17 begun before its effective date.

18 SECTION 3. New statutory material is underscored.

19 SECTION 4. This Act shall take effect on July 1, 2025, and
20 shall be repealed on June 30, 2035.

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H.B. NO. 826

INTRODUCED BY:

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JAN 21 2025



H.B. NO. 826

Report Title:

Housing; Land Use; County Planning Commission; Agricultural Districts; Special Permit

Description:

Authorizes a county planning commission, by special permit, to permit land uses exclusively providing residential housing for long-term rental or affordable fee simple ownership in an agricultural district, under certain conditions. Repeals 6/30/2035.

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

