

HOUSE OF REPRESENTATIVES  
THE THIRTY-THIRD LEGISLATURE  
REGULAR SESSION OF 2025

COMMITTEE ON HOUSING

Rep. Luke A. Evslin, Chair  
Rep. Tyson K. Miyake, Vice Chair

Rep. Elle Cochran	Rep. Trish La Chica
Rep. Tina Nakada Grandinetti	Rep. Christopher L. Muraoka
Rep. Darius K. Kila	Rep. Elijah Pierick
Rep. Lisa Kitagawa	

NOTICE OF HEARING

DATE: Friday, January 31, 2025  
TIME: 9:15 AM  
PLACE: VIA VIDEOCONFERENCE  
Conference Room #430  
State Capitol  
415 South Beretania Street

Click [here](#) to submit testimony and to testify remotely or in person.

A live stream link of all House Standing Committee meetings will be available online shortly before the scheduled start time.

Click [here](#) for the live stream of this meeting via YouTube.

A G E N D A

[HB 1](#)  
[Status](#)

RELATING TO BUILDING CODES.  
Amends responsibilities of the State Building Code Council.

HSG, CPC, FIN

[HB 745](#)  
[Status](#)

RELATING TO BUILDING CODES.  
Beginning 1/1/2028, makes the most recent Hawaii state building codes adopted by the state building code council supersede all existing county building codes and thereafter allows counties to remove requirements of the state building codes or add requirements to the state building codes only with prior council approval. Repeals the counties' authority to adopt, amend, and update the Hawaii state building codes for their respective county building codes.

HSG, JHA, FIN

[HB 1321](#)  
[Status](#)

RELATING TO THE HAWAII STATE BUILDING CODES.  
Requires the counties to adopt the Hawaii state building codes no later than one year after its adoption. Authorizes a county with a population in excess of 500,000 to amend its building energy conservation code to require more stringent energy-saving performance.

HSG, JHA



<a href="#"><u>HB 284</u></a> <a href="#"><u>Status</u></a>	RELATING TO HOUSING. Requires counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.	HSG, CPC, JHA
<a href="#"><u>HB 761</u></a> <a href="#"><u>Status</u></a>	RELATING TO COUNTY PERMITTING AND INSPECTION. Exempts state projects from county building permit, inspection, and certificate of occupancy requirements under certain conditions. Requires counties to accept the dedication of state projects exempt from the county permitting process. Prohibits state agencies responsible for state projects exempt from county building permit, inspection, and certificate of occupancy requirements from applying for county building permits. Defines building permit, state agency, state lands, and state project.	HSG, JHA, FIN
<a href="#"><u>HB 738</u></a> <a href="#"><u>Status</u></a>	RELATING TO HISTORIC PRESERVATION. Creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-day limit to concur or not concur with project effect determinations. Provides that projects with written concurrence are exempt from further review unless there is a significant change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area.	HSG, WAL, JHA
<a href="#"><u>HB 1008</u></a> <a href="#"><u>Status</u></a>	RELATING TO HISTORIC PRESERVATION REVIEWS OF STATE AFFORDABLE HOUSING PROJECTS. Requires the Department of Land and Natural Resources to determine the effect of any proposed State affordable housing project within ninety days of a request for determination. Sets forth the historic review requirements based on the project area's known historic, cultural, and archaeological resources.	HSG, WAL, JHA
<a href="#"><u>HB 737</u></a> <a href="#"><u>Status</u></a>	HISTORIC PRESERVATION. Redefines "historic property" with respect to the State Historic Preservation Program. Requires historic review for proposed projects on existing privately-owned single-family detached dwelling units or townhouses only if the unit or townhouse is historic property, rather than over 50 years old.	HSG, WAL, JHA
<a href="#"><u>HB 830</u></a> <a href="#"><u>Status</u></a>	RELATING TO HISTORIC PRESERVATION REVIEWS. Requires the Department of Land and Natural Resources to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic properties to third-party consultants if the Department is unable to complete its review within sixty days.	HSG, WAL, FIN
<a href="#"><u>HB 1318</u></a> <a href="#"><u>Status</u></a>	RELATING TO AFFORDABLE HOUSING. Removes from the definition of "public lands" lands set aside by the Governor to the counties for the purpose of affordable housing. Allows the Board of Land and Natural Resources to issue residential leases for affordable housing with an aggregate of initial terms and extension up to ninety-nine years.	HSG, WAL, FIN



[HB 420](#)  
[Status](#)

RELATING TO REMEDIES.

HSG, CPC, JHA

Clarifies the applicability of the statute of repose for actions arising from construction defects. Clarifies the required contents of a notice of claim of construction defect served on a contractor. Amends the process and time frame for a claimant to accept a contractor's offer to settle or inspect and authorize the contractor to proceed with repairs. Limits the amount a claimant can recover if the claimant rejects a contractor's reasonable proposal for inspection or a reasonable offer to remedy. Clarifies the consequences of rejecting an offer of settlement.

[HB 463](#)  
[Status](#)

RELATING TO EVICTION RECORDS.

HSG, CPC, JHA

Requires that all court records of any eviction proceeding be sealed within specified timeframes upon resolution of the proceeding. Authorizes the court to seal certain eviction records prior to the expiration of these timeframes upon motion by a tenant who is able to demonstrate that certain conditions apply. Requires the clerk of the court to provide access to sealed eviction records to the tenant. Makes it a discriminatory practice to require a person to disclose a sealed eviction record as a condition of certain real property transactions. Prohibits discrimination in real property transactions against a person with a sealed eviction record.

[HB 464](#)  
[Status](#)

RELATING TO HOUSING.

HSG, CPC, JHA

Requires, for tenancies greater than 90 days, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement 60 days before the expiration of the original rental agreement. Requires 90 day's notice for a landlord or tenant to terminate tenancies of three years or more and 60 days' notice to terminate tenancies of less than three years, with certain exceptions. Increases the amount of notice required to terminate tenancies that are less than month-to-month.

[HB 466](#)  
[Status](#)

RELATING TO EVICTIONS.

HSG, CPC, JHA

Prohibits landlords from terminating certain tenancies without cause. Establishes criteria under which landlords can undertake a no-fault eviction. Requires landlords, when proceeding with a no-fault eviction, to offer relocation assistance to the tenant or waiver of the final month's rent. Effective 1/1/2026.

[HB 467](#)  
[Status](#)

RELATING TO FORECLOSURES.

HSG, CPC, JHA

Prohibit sellers of foreclosed homes from bundling properties at a public sale and requires each foreclosed home to be sold separately. Specifies that the sale of a foreclosed property is not final until either fifteen days after the public sale or forty-five days if an eligible bidder submits a subsequent bid or written notice of intent to submit a subsequent bid.

DECISION MAKING TO FOLLOW

Persons wishing to offer comments should submit testimony at least **24 hours** prior to the hearing. Testimony received after this time will be stamped late and left to the discretion of the chair to consider. While every effort will be made to incorporate all testimony received, materials received on the day of the hearing or improperly identified or directed, may not be processed.



Testimony submitted will be placed on the legislative website. This public posting of testimony on the website should be considered when including personal information in your testimony.

The chair may institute a per-testifier time limit.

Committees meeting in the morning must adjourn prior to the day's Floor Session. Therefore, due to time constraints, not all testifiers may be provided an opportunity to offer verbal comments. However, written submissions will be considered by the committee.

Please refrain from profanity or uncivil behavior. Violations may result in ejection from the hearing without the ability to rejoin.

For remote testifiers, the House will not be responsible for bad connections on the testifier's end.

For general help navigating the committee hearing process, please contact the Public Access Room at (808) 587-0478 or [par@capitol.hawaii.gov](mailto:par@capitol.hawaii.gov).

The livestream and/or cable TV broadcast of this meeting will include closed captioning. If you need an auxiliary aid/service or other accommodation (including oral, written, or ASL interpretive services) or are unable to submit testimony via the website due to a disability, please contact the committee clerk at (808) 586-6270. Requests made as early as possible have a greater likelihood of being fulfilled.

Click [here](#) for a complete list of House Guidelines for remote testimony.

**FOR AMENDED NOTICES:** Measures that have been deleted are stricken through and measures that have been added are bolded.

For more information, please contact the Committee Clerk at (808) 586-6270.

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Rep. Luke A. Evslin  
Chair

