

STAND. COM. REP. NO.

644

Honolulu, Hawaii

FEB 14 , 2025

RE: H.B. No. 1013  
H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Agriculture & Food Systems, to which was referred H.B. No. 1013, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO IMPORTANT AGRICULTURAL LANDS,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Establish an Important Agricultural Lands incentive to provide alternative means to develop housing for farmers and farm employees;
- (2) Authorize a landowner or lessee of Important Agricultural Lands to apply to a county for a permit allowing the landowner or lessee to develop, construct, and maintain farm cluster housing;
- (3) Require each county to enact ordinances to allow farm cluster housing on Important Agricultural Lands;
- (4) Establish requirements for farm cluster housing; and
- (5) Repeal existing requirements for farm dwellings and employee housing on Important Agricultural Lands.

2025-1845 HB1013 HD1 HSCR HMSO



Your Committee received testimony in support of this measure from the Department of Agriculture; Department of Business, Economic Development, and Tourism; Hawaii Housing Finance and Development Corporation; Office of Planning & Sustainable Development; Hawai'i Farm Bureau; 'Āina Design Corp; and Hawai'i Food+ Policy. Your Committee received comments on this measure from the Land Use Commission; Kunia Village Title Holding Corporation; and one individual.

Your Committee finds that the lack of affordable and accessible housing for farmers and farm employees remains a significant barrier to expanding Hawaii's agricultural industry and increasing local food production. While Act 233, Session Laws of Hawaii 2008, provided an incentive for farm dwellings and employee housing on Important Agricultural Lands, concerns have arisen regarding unclear restrictions and the need for better-aligned housing solutions. By balancing the need for affordable farmworker housing with the preservation of Hawaii's most productive agricultural lands, this measure strengthens agricultural viability, promotes food security, and provides long-term stability for farmers and their families.

As affirmed by the record of votes of the members of your Committee on Agriculture & Food Systems that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1013, H.D. 1, and recommends that it be referred to your Committee on Finance.

Respectfully submitted on  
behalf of the members of the  
Committee on Agriculture & Food  
Systems,

  
KIRSTIN KAHALOA, Chair



