

**SIMPLIFYING
PERMITTING *FOR*
ENHANCED
ECONOMIC
DEVELOPMENT**

**SPEED TASK FORCE
ORIENTATION
VERSION 2**

BY GREGGOR ILAGAN

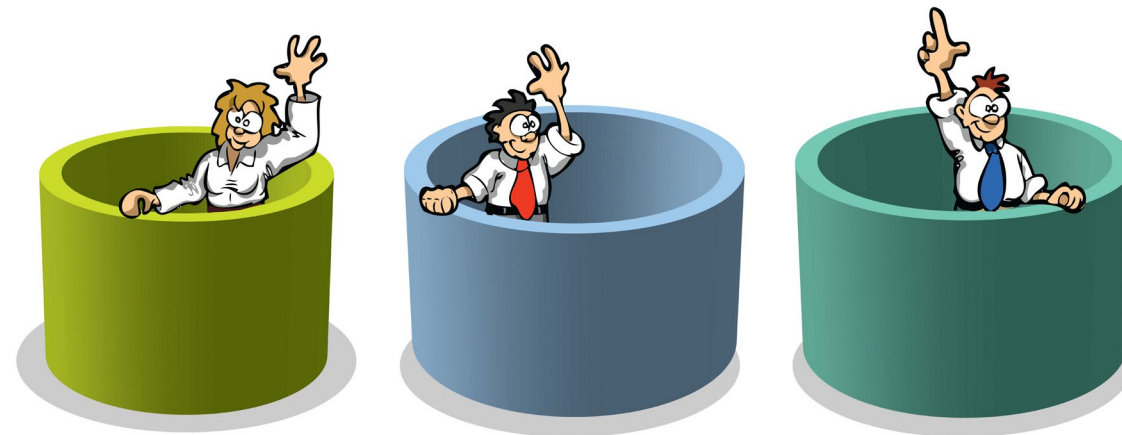
**WHAT ARE
WE DOING?**

CHANGING THE WAY HAWAII DOES PERMITTING



OVERALL ↓	STATE ↓	ECONOMY ↓	INFRA- STRUCTURE ↓	WORKFORCE ↓	COST OF DOING BUSINESS ↓	BUSINESS FRIENDLINESS ↓	QUALITY OF LIFE ↓	TECHNOLOGY & INNOVATION ↓
49	Hawaii	39	48	29	50	44	6	48
20	Massachusetts	15	35	23	49	42	8	4
14	Washington	6	26	5	48	41	14	4
46	Rhode Island	45	39	21	46	46	13	33
32	Maryland	26	23	21	46	37	27	9
23	New York	5	7	44	45	50	18	3
28	Connecticut	38	33	8	44	35	5	19
39	Oregon	41	14	23	43	47	19	14
50	Alaska	50	49	28	41	27	25	47
29	Delaware	4	31	11	41	43	27	30
22	California	12	25	20	40	48	32	1

REFORM BEGINS WHEN WE BREAK SILOS...



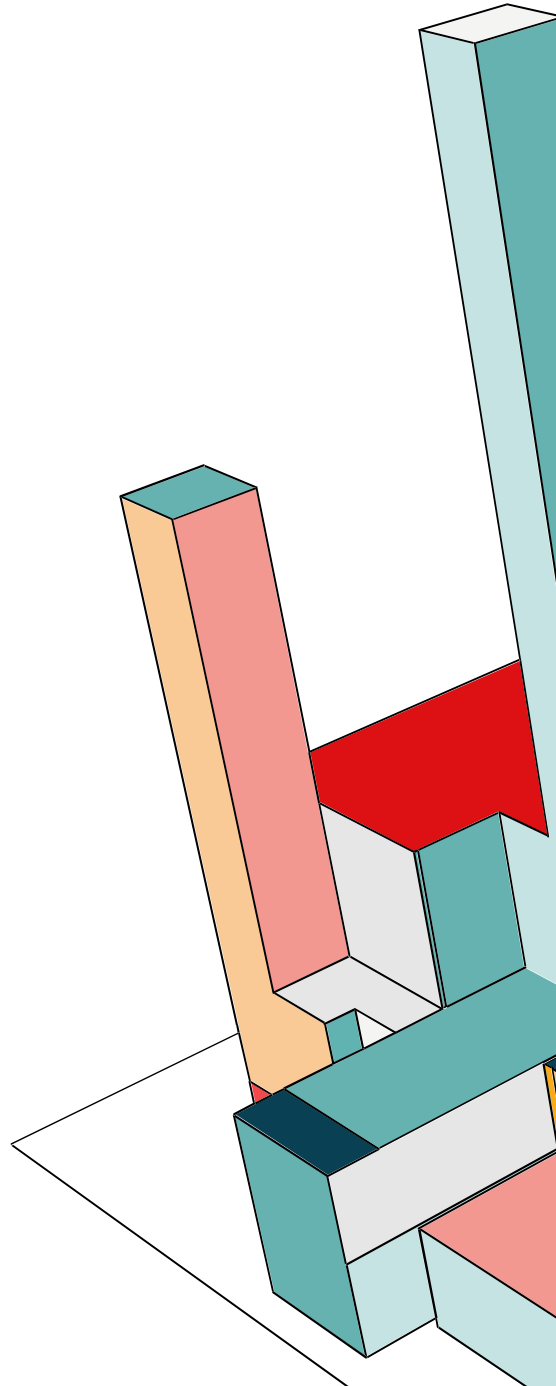
...AND WHEN WE WORK TOGETHER



**HOW ARE
WE DOING IT?**

STEP 1: UNDERSTAND TODAY'S PERMITTING PROCESS

Currently, there are over 40 different types of permits, approvals, and regulatory processes, not limited to building or residential, which also includes areas like agriculture to film, spanning county and state levels, involving many different departments and agencies.

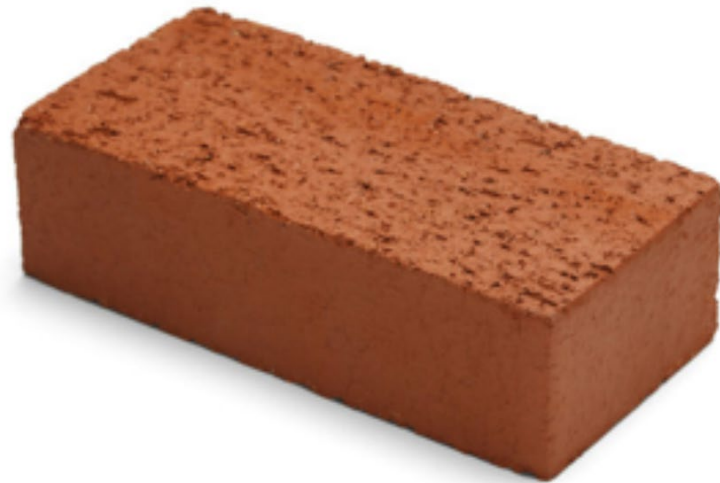


**“YOU BUILD A HOUSE WITH
ONE BRICK AT A TIME.”**



STEP 2: PRIORITIZE THREE KEY AREAS

FIRST BRICK: BUILDING PERMIT



SPEED TASK FORCE GOALS

Make Permitting Simple

A simpler process while keeping fairness and safety for everyone.

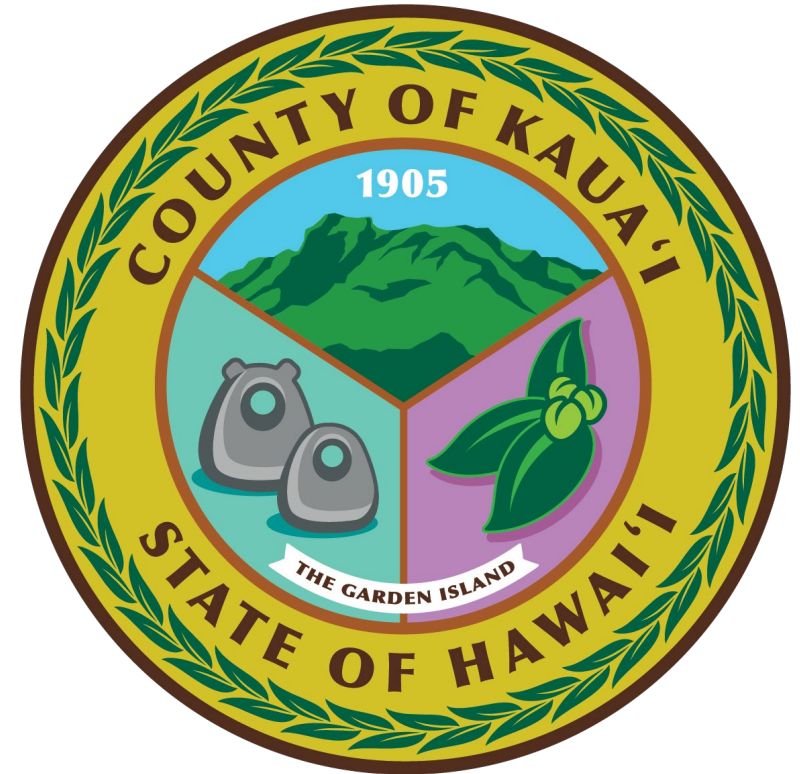
Enable Tracking

Tracking shows where you are and helps you make better project decisions.

COUNTY OF KAUAI

Kauai County's permitting software is called ePlan which stands for Electronic Plan Review:

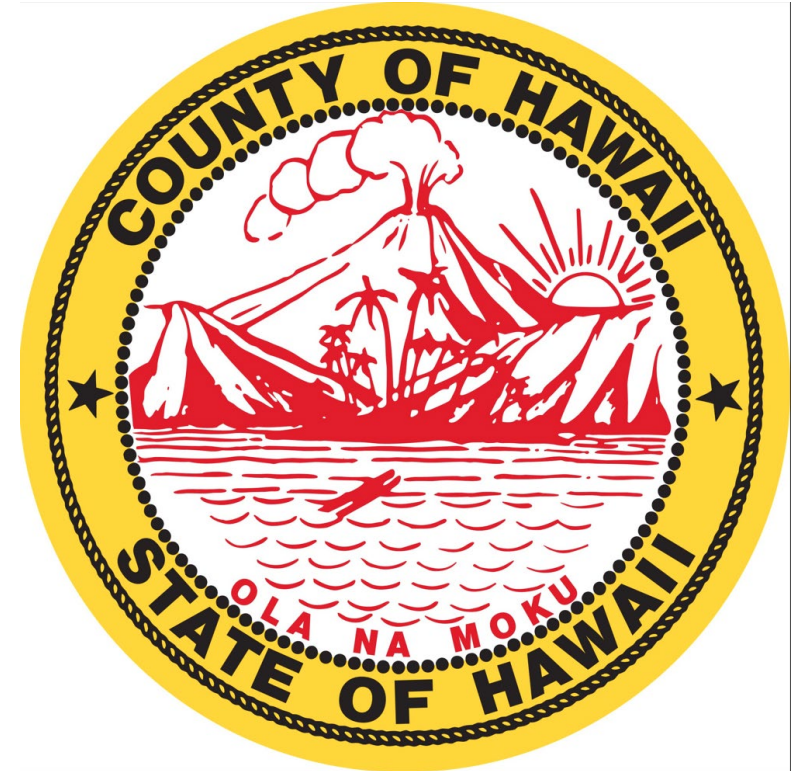
- Launched in April 2013.
- Click2Gov is also used for permitting purposes.
- First County to go 100% paperless.



COUNTY OF HAWAII

Hawaii County's permitting system is called EPIC which stands for Electronic Permitting and Information Center:

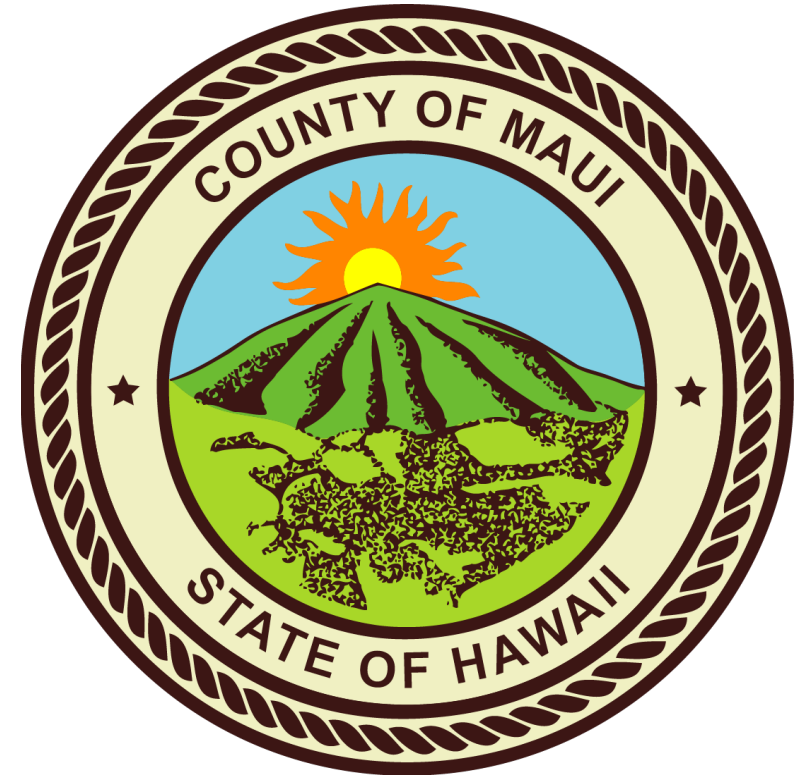
- Launched for public use on July 28, 2021.
- According to data from University of Hawaii Economic Research Organization, Hawaii County outpaced other counties over a five-year period.
- Before it was a three-permit (Building, Plumbing, and Electrical) process and now it's a one-permit process.



COUNTY OF MAUI

Maui County's permitting software is called MAPPS which stands for Maui's Automated Planning and Permitting System:

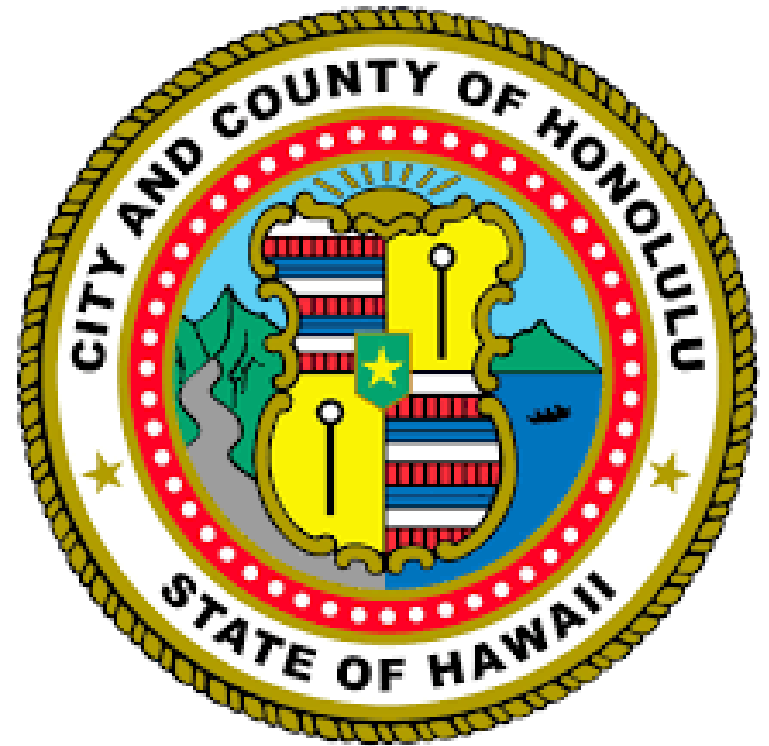
- Launched on April 18, 2022.
- KivaNet was replaced by MAPPS.
- 100% paperless system.



CITY AND COUNTY OF HONOLULU

Honolulu City and County's new permitting software (HNL Build) will launch soon for applications, tracking and online payment:

- Launched on August 4, 2025
- Replace an outdated 26-year-old software system.
- \$5.6 million modernization paid by federal fiscal recovery funds.



SECOND BRICK: CHAPTER 6E – HISTORIC PRESERVATION COMPLIANCE



HAWAII STATE HISTORIC PRESERVATION DIVISION (SHPD)

SHPD is comprised of three branches, Architecture, Archaeology, and History & Culture, and together they collectively strive to preserve and protect Hawai'i's historic identity.

Hawaii Cultural Resource Information System (HICRIS) is SHPD's web-based application. It allows online project review and submission, full GIS integration, access to library materials and real-time collaboration with reviewers.



HAWAII REVISED STATUTES (HRS) CHAPTER 6E



HRS 6E-10 review: a review of alterations or changes to privately owned properties which are listed on the Hawai'i Register.



HRS 6E-42 review: a review of projects that require a state or county permit, certificate, land use change, subdivision, or other entitlement for use, which may affect a historic property.



HRS 6E-08 review: a review of any state or county project with potential to affect historic properties.

THIRD BRICK: INDIVIDUAL WASTEWATER SYSTEM (IWS) PERMIT

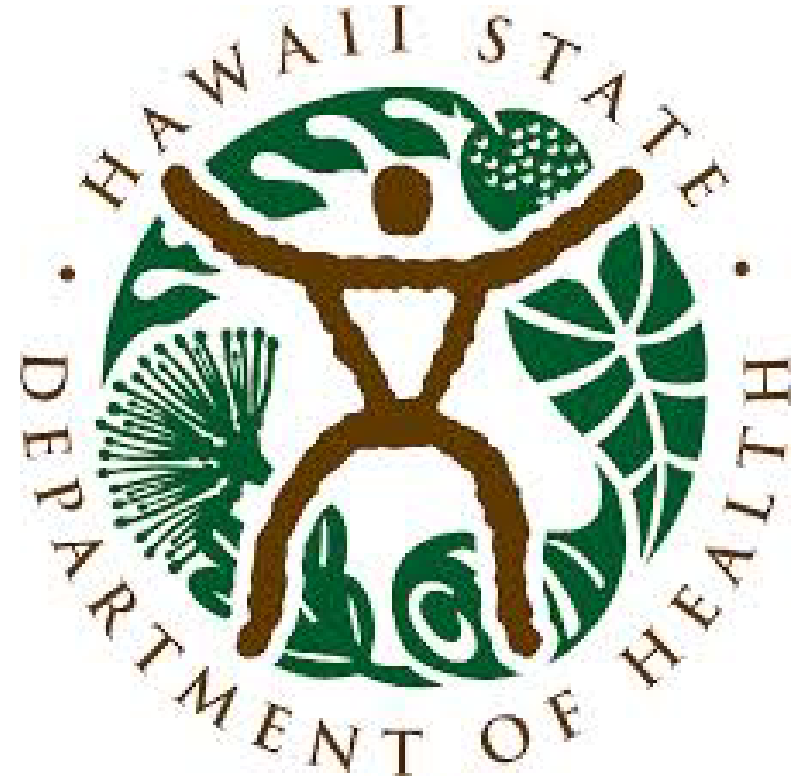


HAWAII STATE WASTEWATER BRANCH

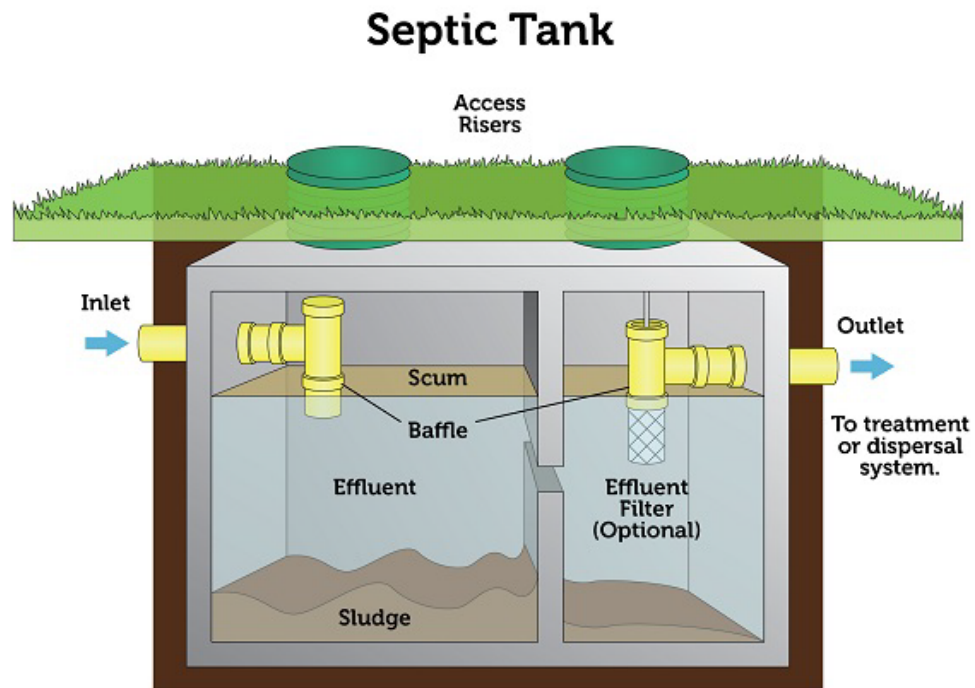
Under Hawaii State Department of Health, the Wastewater Branch administers the individual wastewater systems (IWS). Their mission is to protect public health and the environment.

eHawaii is being used as their online application and payment services for IWS filings.

OneStop System is the app used by engineers to manage each project, but it does not have tracking or public facing features.



INDIVIDUAL WASTEWATER SYSTEM (IWS)



Please note: The number of compartments in a septic tank vary by state and region.

IWS are on-site systems for treating and disposing wastewater. There are three types of IWSs (septic tank, aerobic treatment unit and cesspool) that are most commonly installed in Hawaii.

STEP 3: KEEP PEOPLE IN MIND

FOUR (4) USERS TO KEEP IN MIND



New Homeowner

Family Business

Residential Developer

Commercial Developer

THREE (3) SCENARIOS TO CONSIDER



New Construction: Building a new structure, whether commercial or residential, almost always requires a building permit. Depending on the scope of the project, you may also need trade permits, such as electrical or plumbing permits, as well as a demolition permit if you're clearing the site first.



Renovations: Significant changes or improvements to an existing building, such as adding or removing walls, altering the electrical or plumbing systems, or performing major remodels, usually require a building permit and potentially trade permits.

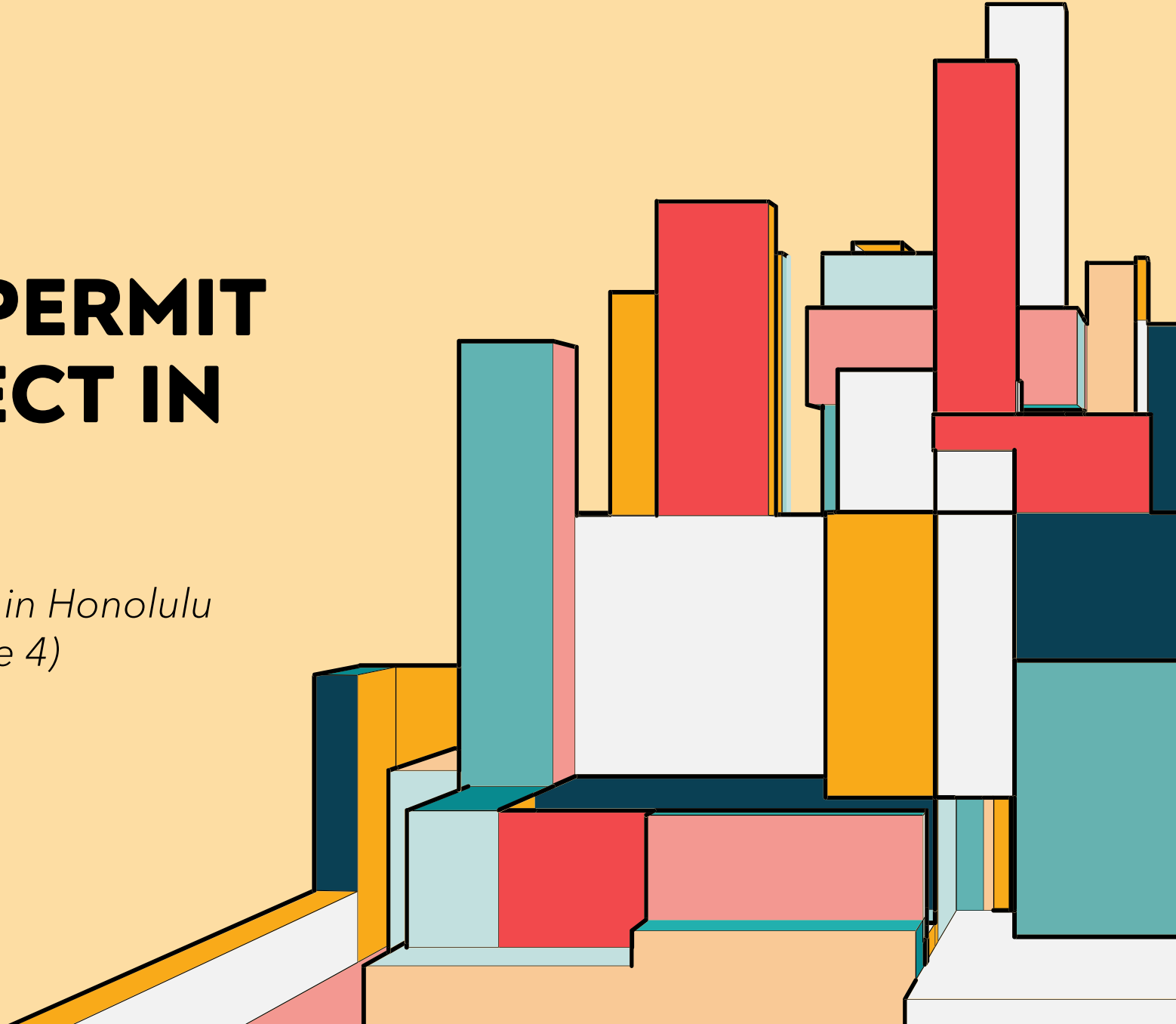


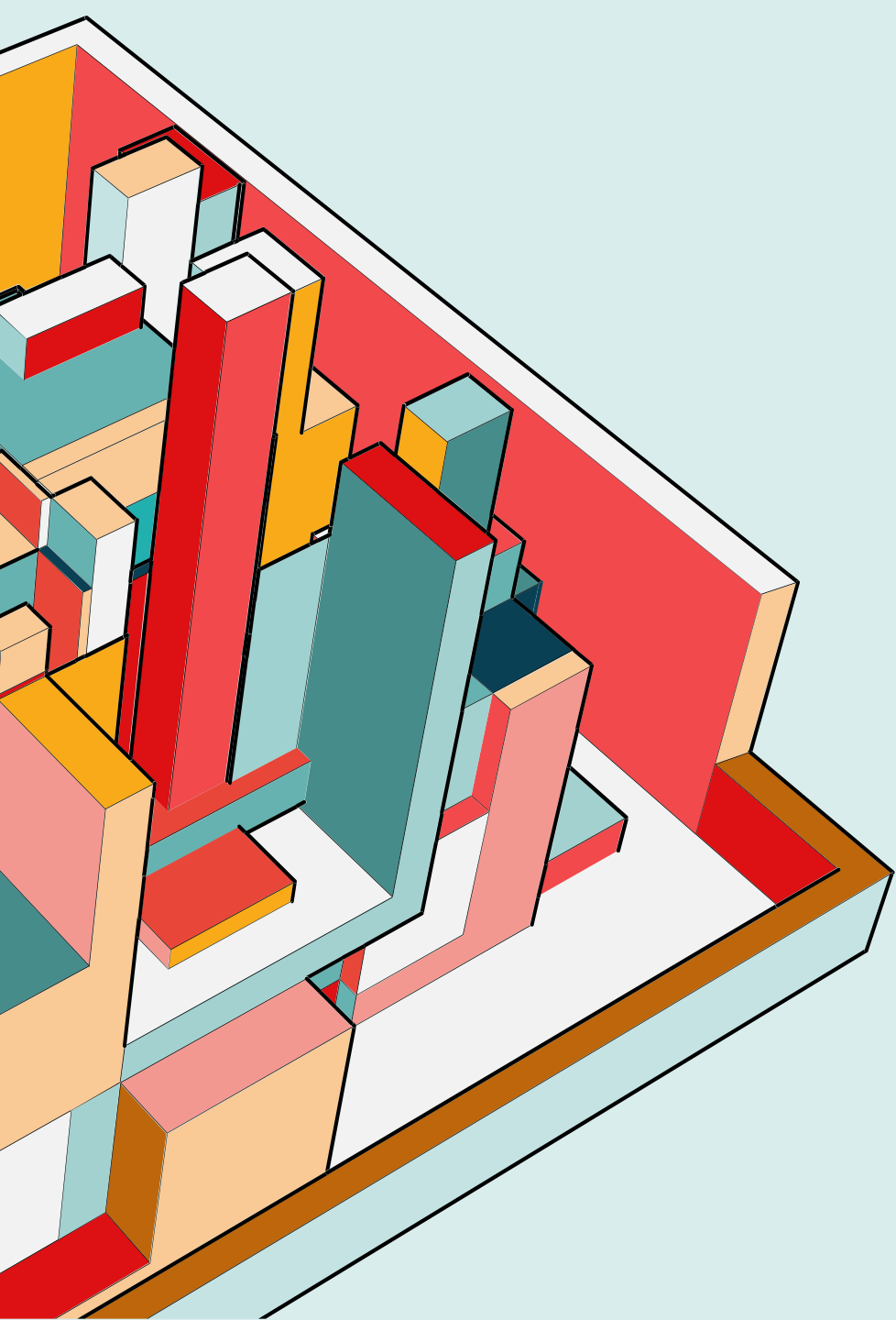
Conversions: Converting a space, such as a garage into a living area, involves changing the use of the building and often requires a building permit. You may also need trade permits if the conversion involves adding or altering electrical, plumbing, or mechanical systems.

**WHY ARE
WE DOING IT?**

632 DAYS TO PERMIT A STATE PROJECT IN HONOLULU

*Reference: (DBEDT, 2025, Trends in Honolulu
Building Permits 2005-2024, Page 4)*



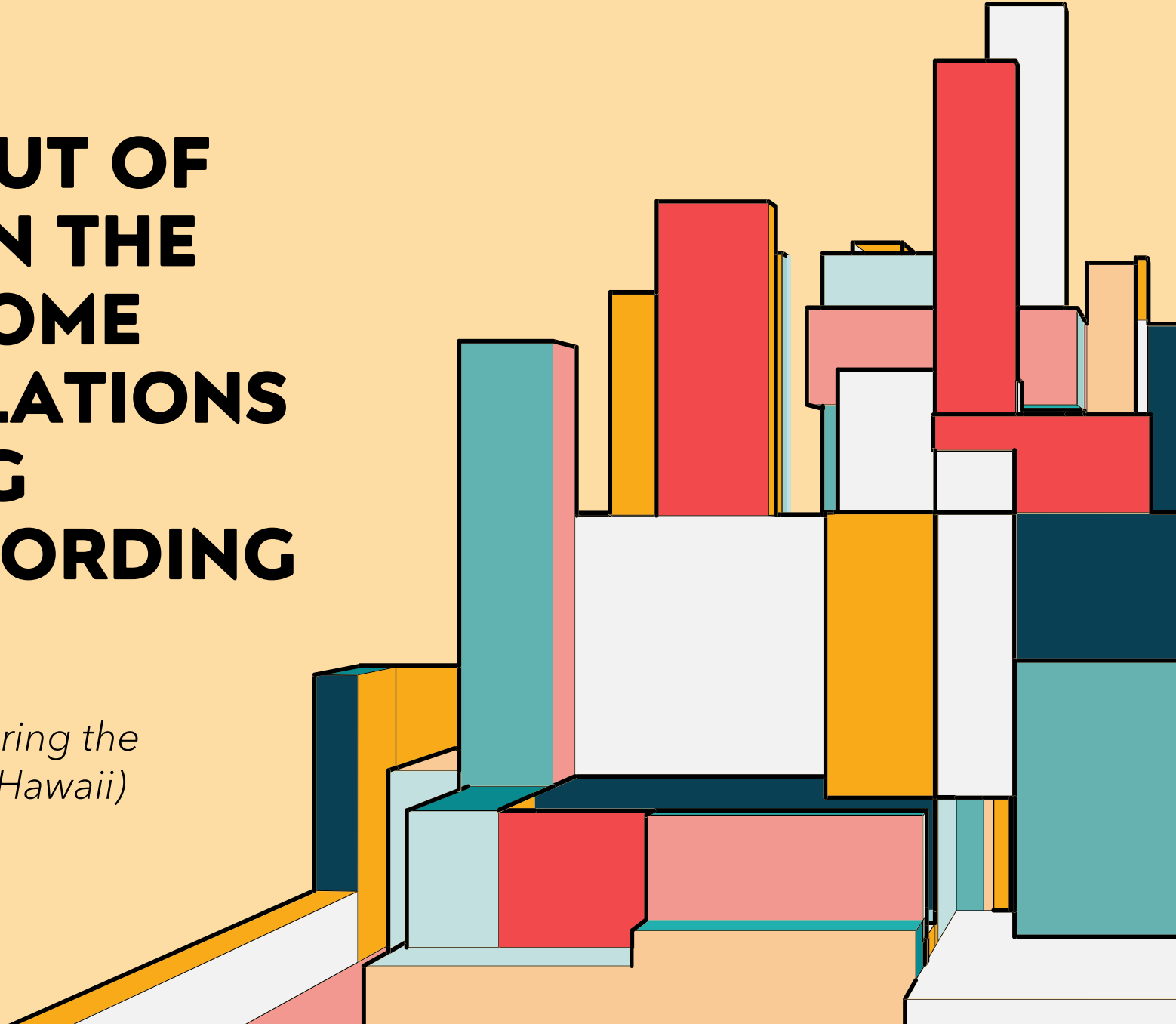


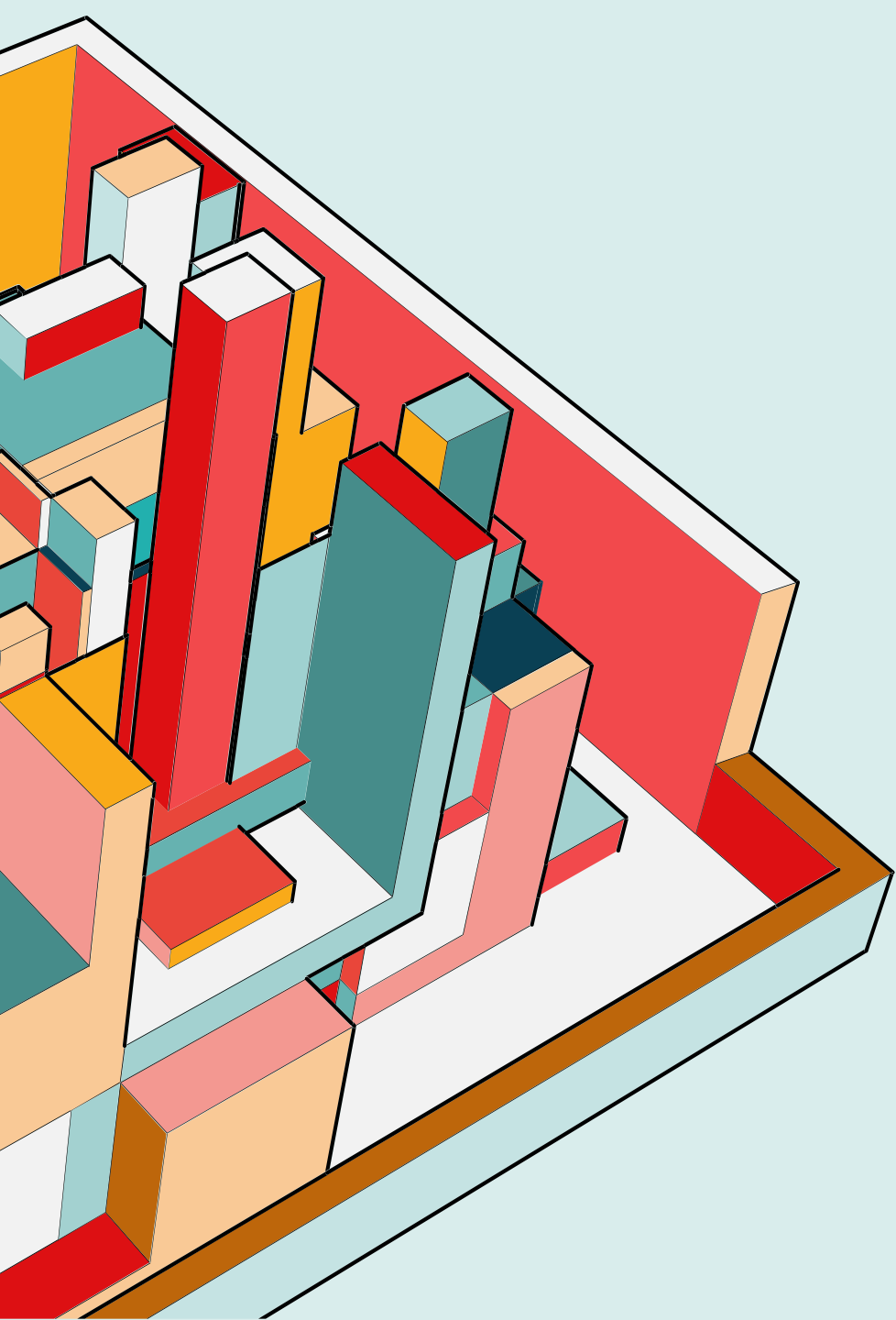
\$258.7 MILLION DOLLARS WAS THE ESTIMATED COST IN HONOLULU PERMITTING DELAYS IN 2022 AND 2023

Reference: (DBEDT, 2023. Assessing the Cost of Building Permit Delays in Honolulu, page iii)

HAWAI'I TOPS OUT OF ALL 50 STATES IN THE MOST BURDENSOME HOUSING REGULATIONS AND PERMITTING PROCESSES ACCORDING TO UHERO

Reference: (UHERO, 2023, Measuring the Burden of Housing Regulation in Hawaii)





**HONOLULU PERMIT
ISSUANCE TIMELINES
(NON-SOLAR)
INCREASED 217%
FROM 86 DAYS (2005)
TO 268 DAYS (2024)**

Reference: (DBEDT, 2025. *Trends in Honolulu Building Permits 2005-2024*, page 9-10)



WHY DELAYS HAPPEN?

Permitting is not a one-way street.

*Scan the QR Code
and submit your feedback!*

Why do you think delays happens?

must be leadership, funding, and training.
Political will.

2

each step.

2

2

Lack of urgency to get permits
reviewed

2

permitting dept. staffing
challenges

1

Anti development culture. Lack of
infrastructure.

1

People makinga changes mid

Issues that are ministerial are being

convoluted, non-streamlined

Participants responded

94



Menti

SPEED Task Force - Wh...



Choose a slide to present

Clear & fast decision-making process	The permitting process is too convoluted	Lack of development regulations that streamline the process and make it more efficient	Wildfire recovery regulations are too strict
10	12	10	8
Lack of urgency to get permits reviewed	Understanding of permitting department	Different inter-agency of other agencies within the department	Lack of effective systems
8	8	1	2

Applicants Often Blame The
Government



Government Often Struggle
With Incomplete Applications



The Truth: It's A Two-way
Street

APPLICANT AND GOVERNMENT



**“SPEED REQUIRES CLARITY,
COMPLETENESS, AND COMMUNICATION
ON BOTH SIDES.”**

EXAMPLES OF APPLICANT RESPONSIBILITIES AND WHAT CAUSES DELAYS

Applicant Responsibility

- Submit a complete and accurate application
- Follow required formatting and checklists
- Provide all required plans and licensed stamps
- Know what permits are required
- Respond quickly to agency feedback

What Causes Delays (If Missed)

- Incomplete or inaccurate info leads to rejections
- Missing items stall review process
- Missing or unapproved plans trigger resubmittals
- Applying for the wrong permits wastes time
- Delayed revisions prolong approvals

EXAMPLES OF GOVERNMENT RESPONSIBILITIES AND WHAT CAUSES DELAYS

Government Responsibility

- Clearly explain requirements
- Provide timely, consistent reviews
- Give detailed feedback on corrections
- Coordinate across departments
- Support and guide applicants

What Causes Delays (If Missed)

- Vague rules confuse applicants
- Backlogs and inconsistent timelines create bottlenecks
- Generic comments cause miscommunication
- Fragmented reviews lead to restarts
- No dashboard or help desk leads to frustration

THE BALANCE WE NEED



Educate applicants on how to be "permit ready"



Equip government with digital tools and staff support



Set expectations and benchmarks on both sides

***“A BETTER PERMITTING EXPERIENCE
REQUIRES SHARED RESPONSIBILITY.”***

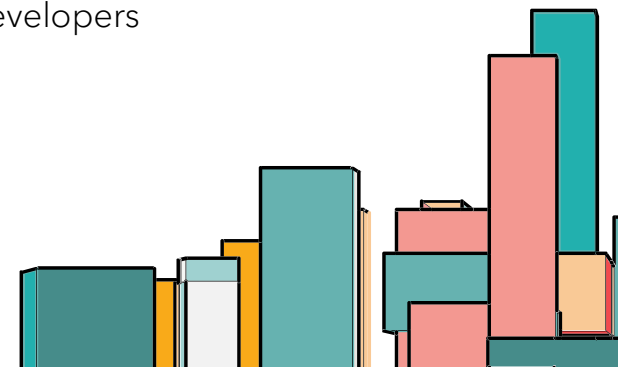


SPEED TASK FORCE FORMATION

The SPEED Task Force was established through [Act 133](#) (SLH 2025) and [House Concurrent Resolution No. 157](#) (HCR 157). The SPEED Task Force chose to conduct its meetings under the Sunshine Law to provide transparency throughout the process. At the conclusion of the task force, a report will be submitted to the Legislature.

SPEED TASK FORCE MEMBERS

- Office of the Governor
- Hawaii State Senate
- Hawaii State House of Representatives
- Department of Business, Economic Development, and Tourism
- Commission on Water Resource Management of the Department of Land and Natural Resources
- Hawaii Community Development Authority
- Hawaii Housing Finance and Development Corporation
- Land use commission
- Office of Planning and Sustainable Development
- Hawaii State Energy Office
- Public Utilities Commission
- Small Business Regulatory Review Board
- State Historic Preservation Division of the Department of Land and Natural Resources
- Wastewater Branch of the Department of Health
- State Building Code Council of the Department of Accounting and General Services
- Office of U.S. Representative Jill Tokuda
- Representatives from each of the County Planning and Permitting Departments and County Council
- Hawaii Government Employee Association
- Hawaii Regional Council of Carpenters
- New Homeowners
- Family Businesses
- Residential Developers
- Commercial Developers



WWW.CAPITOL.HAWAII.GOV

OR

WWW.REPILAGAN.COM/SPEEDTASKFORCE



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SCHEDULE FOR SPEED TASK FORCE

SET 1 of 3 Priorities (Building Permit, Chapter 6E, IWS)

Meeting 1: Presentations (Sept 11, 2025)

Meeting 2: Recommendations (Dec 15, 2025)

Meeting 3: Adoption (Jan 06, 2026)

SET 2 of 3 Priorities (Building Codes, Land Use District Boundary Amendments, Water Resource Management)

Meeting 4: Presentations (May, 2026)

Meeting 5: Recommendations (Jul, 2026)

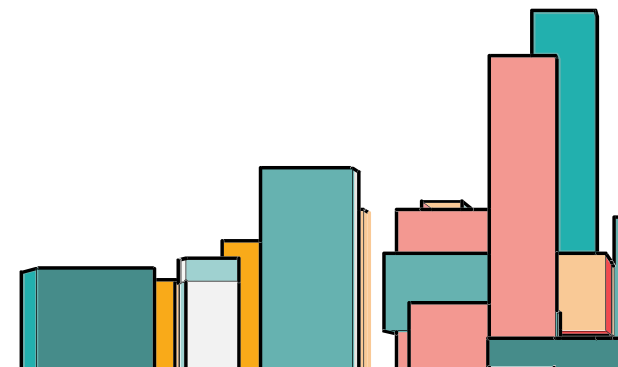
Meeting 6: Adoption (Aug, 2026)

SET 3 of 3 Priorities (OPEN)

Meeting 7: Presentations (Sept, 2026)

Meeting 8: Recommendations (Nov, 2026)

Meeting 9: Adoption (Dec, 2026)



STRUCTURE OF RECOMMENDATIONS



Department or Agency Policy Changes: Adjustments that can be implemented administratively within existing authority.



County Ordinance Changes: Recommendations requiring action or amendments at the County level.



Statewide Legislative Changes: Proposals that would require passage through the Hawai'i State Legislature.

STRUCTURE OF ADOPTION BEFORE THE SPEED TASK FORCE (FULL BODY OF 34 MEMBERS)

UNANIMOUS:
All members voted in favor.

SUPERMAJORITY:
At least two-thirds of members voted in favor.

MAJORITY:
More than 50% (at least 18 of 34 members) voted in favor.

FAILED:
Recommendation did not pass.

NOT VOTED ON:
Recommendation was not brought to a vote.

NO VOTES MAY SUBMIT A LETTER

Any member may submit a written letter explaining their reason for voting “no” on a recommendation. This ensures that every member has the opportunity to provide context and documentation for their position, even if time does not allow for full discussion during the meeting. These letters will be included in the final report for transparency and recordkeeping.





SPEED SUMMIT

January 2027

AND IN CLOSING,

Hawaii is surrounded by the sea, Guided by **SEA**





Safety
Environment
Affordability



MAHALO FOR YOUR TIME!

Share your feedback by scanning the QR code.

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<https://www.capitol.hawaii.gov/legislature/specialcommittee.aspx?comm=stf&year=2025>