

Honolulu, Hawaii

APR 25 , 2024

RE: H.B. No. 2090
H.D. 1
S.D. 2
C.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sirs:

Your Committee on Conference on the disagreeing vote of the House of Representatives to the amendments proposed by the Senate in H.B. No. 2090, H.D. 1, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Beginning January 1, 2025, permit residential uses in areas zoned for commercial use, under certain circumstances; and
- (2) Require, no later than January 1, 2025, each county to adopt or amend its ordinances to allow for adaptive reuse of existing commercial buildings in the county's building code.



Your Committee on Conference has amended this measure by:

- (1) Clarifying that multifamily uses are considered residential uses for purposes of this measure;
- (2) Specifying that adaptive reuse of existing commercial buildings shall be allowed until each county adopts or amends its ordinances accordingly;
- (3) Clarifying that the application of each adaptive reuse ordinance, rather than each adaptive reuse building code ordinance, is notwithstanding any law, ordinance, or code or standard to the contrary;
- (4) Clarifying requirements for adaptive reuse ordinances, including:
 - (A) Prohibiting the counties from requiring a micro unit to be larger than minimum standards established in the International Building Code, rather than setting a minimum standard of two hundred square feet; and
 - (B) Providing for an exemption to any off-street parking requirements if the existing off-street parking satisfies at least fifty percent of a county's parking requirements, but specifying that a county is not precluded from exempting an adaptive reuse project from all off-street parking requirements;
- (5) Changing the effective date to upon approval; and
- (6) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of H.B. No. 2090, H.D. 1, S.D. 2, as amended herein, and recommends that it pass Final Reading in the form attached hereto as H.B. No. 2090, H.D. 1, S.D. 2, C.D. 1.



Respectfully submitted on behalf
of the managers:

ON THE PART OF THE SENATE

ON THE PART OF THE HOUSE



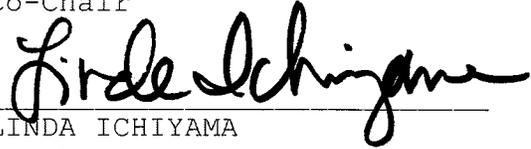
ANGUS L.K. MCKELVEY
Chair



LUKE A. EVSLIN
Co-Chair



LORRAINE R. INOUÉ
Co-Chair



LINDA ICHIYAMA
Co-Chair



KARL RHOADS
Co-Chair



DAVID A. TARNAS
Co-Chair



