
A BILL FOR AN ACT

RELATING TO THE LAND USE COMMISSION.

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

1 SECTION 1. The legislature finds that delays in permitting
2 and approvals substantially increase the time and cost required
3 to build new housing. A study on the burden of housing
4 regulation from the University of Hawaii Economic Research
5 Organization indicates that the average length of approval delay
6 in Hawaii is three times the national mean, leading to
7 uncertainty and expense that disincentivizes development.

8 According to research from the Grassroot Institute of
9 Hawaii, the time required to navigate the approval process for
10 new housing developments can take as long as ten years. This
11 can considerably increase the cost associated with building new
12 homes. In September 2012, the median home price on Oahu was
13 \$637,000. Ten years later, in September 2022, the median home
14 price skyrocketed to \$1,100,000.

15 Under existing law, six out of the nine members of the land
16 use commission must affirmatively vote to approve any boundary
17 amendment. In addition, the land use commission is required to



1 hold a hearing within no less than sixty and no more than one
2 hundred eighty days.

3 The legislature further finds that adjusting the laws
4 governing the land use commission approval process will expedite
5 the development process and help address the State's excessive
6 permit and approval times.

7 Therefore, the purpose of this Act is to reform the
8 decision-making process of the land use commission.

9 SECTION 2. Section 205-1, Hawaii Revised Statutes, is
10 amended by amending subsection (a) to read as follows:

11 "(a) There shall be a state land use commission,
12 hereinafter called the commission. The commission shall consist
13 of nine members who shall hold no other public office and shall
14 be appointed in the manner and serve for the term set forth in
15 section 26-34. One member shall be appointed from each of the
16 counties and the remainder shall be appointed at large; provided
17 that one member shall have substantial experience or expertise
18 in traditional Hawaiian land usage and knowledge of cultural
19 land practices. The commission shall elect its chairperson from
20 one of its members. The members shall receive no compensation
21 for their services on the commission, but shall be reimbursed



1 for actual expenses incurred in the performance of their duties.
2 [~~Six~~] A simple majority of affirmative votes shall be necessary
3 for any boundary amendment."

4 SECTION 3. This Act does not affect rights and duties that
5 matured, penalties that were incurred, and proceedings that were
6 begun before its effective date.

7 SECTION 4. Statutory material to be repealed is bracketed
8 and stricken. New statutory material is underscored.

9 SECTION 5. This Act shall take effect on July 1, 3000.

10



H.B. NO. 670 H.D. 1

Report Title:

Land Use Commission; Decision-making Process

Description:

Specifies that a simple majority of affirmative votes by members of the land use commission is required for any boundary amendment. Effective 7/1/3000. (HD1)

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