
A BILL FOR AN ACT

RELATING TO ALTERNATIVE HOUSING.

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

1 SECTION 1. The legislature finds the supply of affordable
2 housing in Hawaii does not sufficiently meet demand. Many
3 financially vulnerable residents are homeless or at risk of
4 becoming homeless. The shortage of affordable housing will not
5 be eliminated solely upon subsidies from the government. The
6 legislature further finds that there is a need for alternative
7 solutions in battling the affordable housing shortage, including
8 help from the private sector.

9 Accordingly, the purpose of this Act is to allow counties
10 to grant zoning exemptions for alternative dwellings and
11 alternative dwelling parks that can be built by private parties.

12 SECTION 2. Section 46-1.5, Hawaii Revised Statutes, is
13 amended by amending subsection (14) to read as follows:

14 "(14) Each county shall have the power to:

15 (A) Make and enforce within the limits of the county
16 all necessary ordinances covering all:

17 (i) Local police matters;



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- 1 (ii) Matters of sanitation;
- 2 (iii) Matters of inspection of buildings;
- 3 (iv) Matters of condemnation of unsafe
- 4 structures, plumbing, sewers, dairies, milk,
- 5 fish, and morgues; and
- 6 (v) Matters of the collection and disposition of
- 7 rubbish and garbage;
- 8 (B) Provide exemptions for homeless facilities and
- 9 any other program for the homeless authorized by
- 10 part XVII of chapter 346[7] and for the building
- 11 of alternative dwellings and alternative dwelling
- 12 parks defined under 46-15.6, for all matters
- 13 under this paragraph;
- 14 (C) Appoint county physicians and sanitary and other
- 15 inspectors as necessary to carry into effect
- 16 ordinances made under this paragraph, who shall
- 17 have the same power as given by law to agents of
- 18 the department of health, subject only to
- 19 limitations placed on them by the terms and
- 20 conditions of their appointments; and



1 (D) Fix a penalty for the violation of any ordinance,
2 which penalty may be a misdemeanor, petty
3 misdemeanor, or violation as defined by general
4 law;

5 SECTION 3. Section 46-15.6, Hawaii Revised Statutes, is
6 amended by adding two new definitions to be appropriately
7 inserted and to read as follows:

8 "Alternative dwelling" shall include but not be limited to
9 mobile homes, recreational vehicles, converted shipping
10 container units, micro housing units, pre-fabricated sheds,
11 indigenous Hawaiian dwelling using traditional Hawaiian
12 architectural practices and materials, tents, yurts and lean-to
13 shelters that are leased by a willing lessor to a willing lessee
14 per rental agreement between parties, or by willing parties
15 through fee simple.

16 "Alternative dwelling parks" shall mean more than one
17 alternative dwelling that may have common shared elements
18 including but not be limited to bathrooms, showers, dining
19 facilities, swimming pools, playgrounds, sewage, water, trash
20 collection or, electricity."

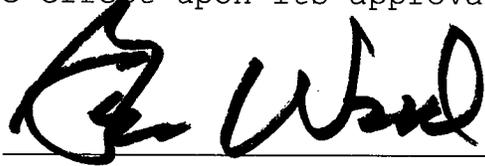


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1 SECTION 4. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 5. This Act shall take effect upon its approval.
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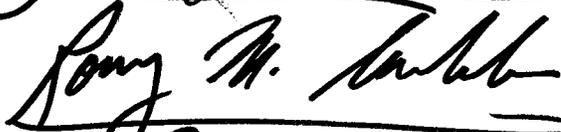
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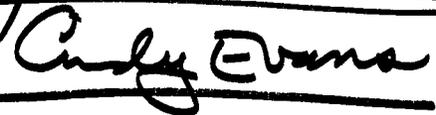




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Report Title:

Affordable Housing; Alternative Dwellings

Description:

Authorizes counties to provide exemptions for alternative dwellings and alternative dwelling parks.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

