
HOUSE CONCURRENT RESOLUTION

REQUESTING THE DEPARTMENT OF TAXATION TO STUDY THE ECONOMIC
IMPACT OF ALLOWING ADDITIONAL HOUSES ON AGRICULTURAL LANDS.

1 WHEREAS, the state of Hawaii is in a housing crisis; and
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3 WHEREAS, the state of Hawaii needs an additional sixty-five
4 thousand housing units by 2025; and
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6 WHEREAS, the majority of this demand will come from mature
7 or retired households that do not require daily access to cities
8 or towns; and
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10 WHEREAS, these households can help manage farm operations,
11 bed and breakfasts or otherwise assist farmers; and
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13 WHEREAS, farmers struggle to make ends meet with an average
14 income of under forty thousand dollars per year; and
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16 WHEREAS, these retired households can provide additional
17 income to farmers; and
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19 WHEREAS, the state of Hawaii has assigned many uses to
20 agricultural zoned land; and
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22 WHEREAS, some uses include junk yards, zoos, amusement
23 parks, golf courses and solar facilities; and
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25 WHEREAS, allowing houses on agricultural land to provide
26 additional income to farmers will preserve the agrarian nature
27 of the land by supporting diversified agriculture; and
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29 WHEREAS, the state and counties will receive tax dollars by
30 allowing additional houses on agricultural land; and
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H.C.R. NO. 147

1 BE IT RESOLVED by the House of Representatives of the
 2 Twenty-ninth Legislature of the State of Hawaii, Regular Session
 3 of 2017, the Senate concurring, requests the Department of
 4 Taxation to study the change in tax revenues to the state and
 5 counties by allowing additional houses on agricultural zoned
 6 lands; and

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 8 BE IT FURTHER RESOLVED the department shall study housing
 9 limited to Hawaii County on land with soil classification of C,
 10 D, and E.

11
 12 BE IT FURTHER RESOLVED the department shall also limit
 13 analysis to the following parameters:

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 15 (1) Not more than two dwelling units on a lot that is
 16 equal to or greater than one acre, but less than three
 17 acres;

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 19 (2) Not more than three dwelling units on a lot that is
 20 equal to or greater than three acres, but less than five
 21 acres;

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 23 (3) Not more than four dwelling units on a lot that is
 24 equal to or greater than five acres, but less than ten
 25 acres; and

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 27 (4) Not more than five dwelling units on a lot that is
 28 equal to or greater than ten acres;

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 30 BE IT FURTHER RESOLVED the department shall present the
 31 results of the study to the legislature no later than 20 days
 32 prior to the start of the 2018 legislative session; and

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 34 BE IT FURTHER RESOLVED that certified copies of this
 35 Concurrent Resolution be transmitted to the Director of
 36 Taxation.

37
 38 OFFERED BY: Richard Long

MAR 10 2017

