
A BILL FOR AN ACT

RELATING TO ENERGY EFFICIENCY.

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

1 SECTION 1. Chapter 196, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§196- Installation of energy-efficient technologies.

5 (a) Notwithstanding any law to the contrary, no person shall be
6 prevented by any covenant, declaration, bylaws, restriction,
7 deed, lease, term, provision, condition, codicil, contract, or
8 similar binding agreement, however worded, from installing
9 energy-efficient technologies on any single-family residential
10 dwelling or townhouse that the person owns. Any provision in
11 any lease, instrument, or contract contrary to the intent of
12 this section shall be void and unenforceable.

13 (b) Every private entity shall review, and if necessary
14 modify, its rules no later than December 31, 2022, to allow for
15 the placement of energy-efficient technologies. The rules shall
16 facilitate the placement of energy-efficient technologies and
17 shall not increase the cost of installation, maintenance, and



1 removal of the technologies. No private entity shall assess or
2 charge any homeowner any fees for the placement of any
3 energy-efficient technology.

4 (c) Any person may place an energy-efficient technology on
5 any single-family residential dwelling or townhouse unit only if
6 it is fully owned by that person; provided that:

7 (1) The technology is in compliance with the rules and
8 specifications adopted pursuant to subsection (b); and

9 (2) The technology is registered with the private entity
10 of record within thirty days of installation.

11 (d) For the purposes of this section:

12 "Energy-efficient technologies" means vents or louvers that
13 passively exhaust hot air; solar attic fans; skylights and
14 ENERGY STAR certified cool roofs; ENERGY STAR certified whole
15 house fans; and ENERGY STAR certified energy-efficient outdoor
16 lighting devices.

17 "Private entity" means any association of homeowners,
18 community association, condominium association, cooperative, or
19 any other non-governmental entity with covenants, bylaws, and
20 administrative provisions with which the homeowner's compliance
21 is required."



1 SECTION 2. New statutory material is underscored.

2 SECTION 3. This Act shall take effect on July 1, 2050.



Report Title:

Energy-Efficient Technologies; Single-Family Residential
Dwellings; Townhouses; Installation

Description:

Allows for the installation of certain energy-efficient technologies on any privately owned single-family residential dwelling or townhouse, with limited restrictions. Requires private entities to review, and if necessary, change rules to allow for the placement of those technologies. Effective 7/1/2050. (HD2)

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

