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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1           SECTION 1. Section 201H-38, Hawaii Revised Statutes, is  
2 amended by amending subsection (a) to read as follows:

3           "(a) The corporation may develop on behalf of the State or  
4 with an eligible developer, or may assist under a government  
5 assistance program in the development of, housing projects that  
6 shall be exempt from all statutes, ordinances, charter  
7 provisions, and rules of any government agency relating to  
8 planning, zoning, construction standards for subdivisions,  
9 development and improvement of land, and the construction of  
10 dwelling units thereon; provided that:

11           (1) The corporation finds the housing project is  
12 consistent with the purpose and intent of this  
13 chapter, and meets minimum requirements of health and  
14 safety;

15           (2) The development of the proposed housing project does  
16 not contravene any safety standards, tariffs, or rates  
17 and fees approved by the public utilities commission



1 for public utilities or of the various boards of water  
2 supply authorized under chapter 54;

3 (3) The legislative body of the county in which the  
4 housing project is to be situated shall have approved  
5 the project with or without modifications:

6 (A) The legislative body shall approve, approve with  
7 modification, or disapprove the project by  
8 resolution within forty-five days after the  
9 corporation has submitted the preliminary plans  
10 and specifications for the project to the  
11 legislative body. If on the forty-sixth day a  
12 project is not disapproved, it shall be deemed  
13 approved by the legislative body;

14 (B) No action shall be prosecuted or maintained  
15 against any county, its officials, or employees  
16 on account of actions taken by them in reviewing,  
17 approving, modifying, or disapproving the plans  
18 and specifications; and

19 (C) The final plans and specifications for the  
20 project shall be deemed approved by the  
21 legislative body if the final plans and



1 specifications do not substantially deviate from  
2 the preliminary plans and specifications. The  
3 final plans and specifications for the project  
4 shall constitute the zoning, building,  
5 construction, and subdivision standards for that  
6 project. For purposes of sections 501-85 and  
7 502-17, the executive director of the corporation  
8 or the responsible county official may certify  
9 maps and plans of lands connected with the  
10 project as having complied with applicable laws  
11 and ordinances relating to consolidation and  
12 subdivision of lands, and the maps and plans  
13 shall be accepted for registration or recordation  
14 by the land court and registrar; ~~and~~

- 15 (4) If the proposed housing project is a for-sale project,  
16 the housing project shall, in perpetuity, not require  
17 income restrictions and provide that the proposed  
18 housing project is built only for "qualified  
19 residents" as defined in section 201H-32, who:  
20 (A) Will be owner-occupants of the units; and  
21 (B) Own no other real property; and



1        [~~(4)~~] (5)    The land use commission shall approve, approve  
2                    with modification, or disapprove a boundary change  
3                    within forty-five days after the corporation has  
4                    submitted a petition to the commission as provided in  
5                    section 205-4.  If, on the forty-sixth day, the  
6                    petition is not disapproved, it shall be deemed  
7                    approved by the commission."

8                    SECTION 2.  Statutory material to be repealed is bracketed  
9 and stricken.  New statutory material is underscored.

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



**Report Title:**

Housing; Exemption; Income Restrictions

**Description:**

Exempts from income restrictions for-sale housing projects that are built for qualified residents, who will be owner-occupants in perpetuity, and who own no other property. (SD1)

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

