

STAND. COM. REP. NO.

1230

Honolulu, Hawaii

MAR 25 2021

RE: H.B. No. 497
H.D. 1
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Water and Land, to which was referred H.B. No. 497, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO COUNTY ZONING ORDINANCES,"

begs leave to report as follows:

The purpose and intent of this measure is to prohibit the counties from requiring, as part of a county zoning ordinance or county rule, a developer with more than one residential unit to obtain the approval of any state agency unless that approval is expressly required by law.

Your Committee received testimony in support of this measure from the Hawaii Operating Engineers Industry Stabilization Fund, HPM Building Supply, and four individuals. Your Committee received testimony in opposition of this measure from the Office of Hawaiian Affairs, Sierra Club of Hawai'i, and one individual. Your Committee received comments on this measure from the Office of Planning.

Your Committee finds that it is in the public interest to address the economic downturn caused by the coronavirus disease 2019 pandemic. According to testimony received by your Committee, this measure will streamline the permitting and regulatory process between the counties and various state agencies and thereby reduce the cost of housing for the State's residents.



Your Committee has amended this measure by:

- (1) Making it effective upon its approval; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Water and Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 497, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 497, H.D. 1, S.D. 1, and be referred to your Committees on Judiciary and Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Water and Land,


LORRAINE R. INOUYE, Chair



The Senate
 Thirty-First Legislature
 State of Hawai'i

Record of Votes
Committee on Water and Land
WTL

Bill / Resolution No.:* HB 497, HD 1	Committee Referral: WTL, JDC/WAM	Date: 3/19/2021
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The Committee is reconsidering its previous decision on this measure.
 If so, then the previous decision was to: _____

The Recommendation is:

Pass, unamended 2312
 Pass, with amendments 2311
 Hold 2310
 Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
INOUYE, Lorraine R. (C)	✓			
KEITH-AGARAN, Gilbert S.C. (VC)	✓			
MISALUCHA, Bennette E.	✓			
RIVIERE, Gil			✓	
FEVELLA, Kurt			✓	
TOTAL	3		2	

Recommendation:
 Adopted
 Not Adopted

Chair's or Designee's Signature:
Bennette E. Misalucha

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*Only one measure per Record of Votes