

STAND. COM. REP. NO. 653-22

Honolulu, Hawaii

FEB 18 , 2022

RE: H.B. No. 1751
H.D. 2

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2022
State of Hawaii

Sir:

Your Committee on Water & Land, to which was referred H.B. No. 1751, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO RURAL DISTRICTS,"

begs leave to report as follows:

The purpose of this measure is to increase housing opportunities by allowing the counties to determine by ordinance the appropriateness of allowing dwellings on each quarter-acre, rather than each half-acre, of lands in rural districts; provided that the dwellings are consistent with the county general plan and community development plans.

Your Committee received testimony in support of this measure from the Hawai'i Association of REALTORS. Your Committee received comments on this measure from the Office of Planning and Sustainable Development, Department of Agriculture, and Grassroot Institute of Hawaii.

Your Committee finds that given the shortage of housing in the State, the counties should be allowed to increase density in state-designated rural districts. Under the existing land use law only one dwelling unit is permitted per one-half acre, or 21,780 square feet, of land in a rural district. This measure would allow for increased density of rural districts while ensuring that

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any increase is consistent with the county general plan and community development plans.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1751, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.B. No. 1751, H.D. 2.

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



DAVID A. TARNAS, Chair



