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# A BILL FOR AN ACT

RELATING TO HOME RENOVATIONS.

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

1           SECTION 1. The legislature finds that the costs of housing  
2 renovations in Hawaii are extremely high. These costs have  
3 further increased due to the impact of the coronavirus pandemic  
4 on building materials and supply chains. Hawaii's geographic  
5 location also adds to the cost of simple renovations due to  
6 shipping and high labor costs.

7           The legislature further finds that making a house  
8 accessible, renovating a bathroom, or modernizing a kitchen adds  
9 to housing renovation costs and requires a licensed professional  
10 engineer or architect for the renovation based on certain cost  
11 amounts for work on a particular structure. The legislature  
12 further finds that the cost valuations for work on buildings,  
13 which are established by statute, are outdated and have not been  
14 updated since 1979.

15           The legislature recognizes that while safeguards for life,  
16 health, and property are critical, simple renovations should not  
17 require the approval of a licensed professional engineer or



1 licensed architect. This work can be done proficiently by a  
2 professional draftsman, engineering technician, or  
3 architectural technician. Past legislatures recognized the need  
4 to exempt certain building projects of lower values from chapter  
5 464, Hawaii Revised Statutes (chapter 464), which regulates the  
6 practices of professional engineering, architecture, land  
7 surveying, and landscape architecture in the State. The  
8 legislature therefore finds that it is necessary to update the  
9 statute to reflect current valuation costs for work on buildings  
10 to qualify for an exemption from chapter 464.

11 In addition, the legislature finds that chapter 464 does  
12 not exempt building permit applicability, although the counties  
13 comply with the International Building Code and related codes as  
14 adopted by the state building code council. The codes include  
15 structural, electrical, and plumbing requirements. To help  
16 reduce the high costs of living in the State, updating the cost  
17 valuations of work on buildings should save homeowners between  
18 \$2,000 and \$6,000 on any given renovation project.

19 The purpose of this Act is to update the cost valuations of  
20 work on certain buildings for the work to qualify for an  
21 exemption from the requirement under chapter 464, Hawaii Revised



1 Statutes, for plans and specifications to be prepared by a  
2 licensed engineer or architect.

3 SECTION 2. Section 464-13, Hawaii Revised Statutes, is  
4 amended to by amending subsections (a) and (b) to read as  
5 follows:

6 "(a) The provisions of this chapter shall not apply to  
7 work in respect to any privately owned or privately controlled  
8 one-storied building, dwelling, or structure, the estimated cost  
9 of which does not exceed [~~\$40,000, nor~~] \$77,000, or to any  
10 privately controlled two-storied building, dwelling, or  
11 structure, the estimated cost of which does not exceed  
12 [~~\$35,000.~~] \$67,500. However, no structure, dwelling, or  
13 building in which the principal structural members consist of  
14 reinforced concrete or structural steel having riveted, bolted,  
15 or welded connections shall be exempted from this chapter.

16 (b) The provisions of this chapter shall not apply to work  
17 in respect to any privately owned or privately controlled one-  
18 storied structure, which is used primarily as a residence, the  
19 estimated cost of which does not exceed [~~\$50,000, nor~~] \$96,500,  
20 or to any privately owned or privately controlled two-storied



1 structure, which is used primarily as a residence, the cost of  
2 which does not exceed [~~\$45,000.~~] \$86,500."

3 SECTION 3. Statutory material to be repealed is bracketed  
4 and stricken. New statutory material is underscored.

5 SECTION 4. This Act shall take effect on July 1, 3000.

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**Report Title:**

Cost Valuations for Work; Construction Projects; Professional Engineers; Architects; Exemption

**Description:**

Updates the cost valuations of work on buildings for the work to qualify for an exemption from the requirement that plans and specifications for construction projects be prepared by a licensed engineer or architect. Effective 7/1/3000. (HD1)

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

