
A BILL FOR AN ACT

RELATING TO HOUSING DEVELOPMENT.

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) The land use commission shall approve, approve with
16 modification, or disapprove a boundary change within
17 forty-five days after the corporation has submitted a
18 petition to the commission as provided in
19 section 205-4. If, on the forty-sixth day, the
20 petition is not disapproved, it shall be deemed
21 approved by the commission~~[=]~~; and



H.B. NO. 1125

- 1 (5) This section shall not apply to the development of any
- 2 property that conflicts with an applicable community
- 3 transit-oriented development plan; provided that the
- 4 applicable community transit-oriented development
- 5 plan:
- 6 (A) Is incorporated into county ordinance;
- 7 (B) Reflects neighborhood recommended zoning and
- 8 height limitations; and
- 9 (C) Establishes a transit-oriented development
- 10 special district."

11 SECTION 2. Statutory material to be repealed is bracketed
 12 and stricken. New statutory material is underscored.

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

14

INTRODUCED BY: _____



JAN 24 2023



H.B. NO. 1125

Report Title:

HHFDC; Housing

Description:

Requires the Hawaii Housing Finance and Development Corporation to follow all applicable statutes and other requirements when developing properties that conflict with a community transit-oriented development plan.

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

