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# A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1           SECTION 1. Section 46-4, Hawaii Revised Statutes, is  
2 amended to read as follows:

3           "**§46-4 County zoning.** (a) This section and any  
4 ordinance, rule, or regulation adopted in accordance with this  
5 section shall apply to lands not contained within the forest  
6 reserve boundaries as established on January 31, 1957, or as  
7 subsequently amended.

8           Zoning in all counties shall be accomplished within the  
9 framework of a long-range, comprehensive general plan prepared  
10 or being prepared to guide the overall future development of the  
11 county. Zoning shall be one of the tools available to the  
12 county to put the general plan into effect in an orderly manner.  
13 Zoning in the counties of Hawaii, Maui, and Kauai means the  
14 establishment of districts of such number, shape, and area, and  
15 the adoption of regulations for each district to carry out the  
16 purposes of this section. In establishing or regulating the  
17 districts, full consideration shall be given to all available



1 data as to soil classification and physical use capabilities of  
2 the land to allow and encourage the most beneficial use of the  
3 land consonant with good zoning practices. The zoning power  
4 granted herein shall be exercised by ordinance which may relate  
5 to:

- 6 (1) The areas within which agriculture, forestry,  
7 industry, trade, and business may be conducted;
- 8 (2) The areas in which residential uses may be regulated  
9 or prohibited;
- 10 (3) The areas bordering natural watercourses, channels,  
11 and streams, in which trades or industries, filling or  
12 dumping, erection of structures, and the location of  
13 buildings may be prohibited or restricted;
- 14 (4) The areas in which particular uses may be subjected to  
15 special restrictions;
- 16 (5) The location of buildings and structures designed for  
17 specific uses and designation of uses for which  
18 buildings and structures may not be used or altered;
- 19 (6) The location, height, bulk, number of stories, and  
20 size of buildings and other structures;
- 21 (7) The location of roads, schools, and recreation areas;



- 1 (8) Building setback lines and future street lines;
- 2 (9) The density and distribution of population;
- 3 (10) The percentage of a lot that may be occupied, size of
- 4 yards, courts, and other open spaces;
- 5 (11) Minimum and maximum lot sizes; and
- 6 (12) Other regulations the boards or city council find
- 7 necessary and proper to permit and encourage the
- 8 orderly development of land resources within their
- 9 jurisdictions.

10 The council of any county shall prescribe rules,  
11 regulations, and administrative procedures and provide personnel  
12 it finds necessary to enforce this section and any ordinance  
13 enacted in accordance with this section. The ordinances may be  
14 enforced by appropriate fines and penalties, civil or criminal,  
15 or by court order at the suit of the county or the owner or  
16 owners of real estate directly affected by the ordinances.

17 Any civil fine or penalty provided by ordinance under this  
18 section may be imposed by the district court, or by the zoning  
19 agency after an opportunity for a hearing pursuant to chapter  
20 91. The proceeding shall not be a prerequisite for any  
21 injunctive relief ordered by the circuit court.



1 Nothing in this section shall invalidate any zoning  
2 ordinance or regulation adopted by any county or other agency of  
3 government pursuant to the statutes in effect prior to July 1,  
4 1957.

5 The powers granted herein shall be liberally construed in  
6 favor of the county exercising them, and in [~~such~~] a manner [~~as~~  
7 ~~to promote~~] that promotes the orderly development of each county  
8 or city and county in accordance with a long-range,  
9 comprehensive general plan to ensure the greatest benefit for  
10 the State as a whole. This section shall not be construed to  
11 limit or repeal any powers of any county to achieve these ends  
12 through zoning and building regulations, except insofar as  
13 forest and water reserve zones are concerned and as provided in  
14 subsections (c) and (d).

15 Neither this section nor any ordinance enacted pursuant to  
16 this section shall prohibit the continued lawful use of any  
17 building or premises for any trade, industrial, residential,  
18 agricultural, or other purpose for which the building or  
19 premises is used at the time this section or the ordinance takes  
20 effect; provided that a zoning ordinance may provide for  
21 elimination of nonconforming uses as the uses are discontinued,



1 or for the amortization or phasing out of nonconforming uses or  
2 signs over a reasonable period of time in commercial,  
3 industrial, resort, and apartment zoned areas only. In no event  
4 shall [~~such~~] the amortization or phasing out of nonconforming  
5 uses apply to any existing building or premises used for  
6 residential (single-family or duplex) or agricultural uses.  
7 Nothing in this section shall affect or impair the powers and  
8 duties of the director of transportation as set forth in chapter  
9 262.

10 (b) Any final order of a zoning agency established under  
11 this section may be appealed to the circuit court of the circuit  
12 in which the land in question is found. The appeal shall be in  
13 accordance with the Hawaii rules of civil procedure.

14 (c) Each county may adopt reasonable standards to allow  
15 the construction of two single-family dwelling units on any lot  
16 where a residential dwelling unit is permitted.

17 (d) By July 1, 2024, each county shall adopt ordinances to  
18 allow religious institutions, educational institutions, and  
19 medical institutions to design, build, and construct housing  
20 units by right on any land or parcel that the institution owns  
21 for purchase in fee simple or use by the institution, its



1 employees, or contractors; provided that any proposed housing  
2 development is less than fifteen acres; provided further that  
3 any housing units developed on the institution's property  
4 pursuant to this section shall be retained by the institution  
5 for thirty years prior to the institution offer the housing unit  
6 for sale.

7 As used in this subsection:

8 "Educational institution" means a private educational  
9 organization that has been granted tax exempt status under  
10 section 501(c)(3) of the Internal Revenue Code of 1986, as  
11 amended.

12 "Medical institution" means any organization that has been  
13 incorporated in the State as a nonprofit corporation and that  
14 has continuously operated and will be operated exclusively to  
15 provide, or to contribute to the support of, organizations or  
16 institutions organized and operated exclusively to provide  
17 hospital, medical, research, or therapeutic services to the  
18 public.

19 "Religious institution" means any religious institution or  
20 organization that does not restrict membership to persons on the



1 basis of race, color, or ancestry and no part of the earnings of  
2 which inure to any private shareholder or individual.

3       ~~[(d)]~~ (e) Neither this section nor any other law, county  
4 ordinance, or rule shall prohibit group living in facilities  
5 with eight or fewer residents for purposes or functions that are  
6 licensed, certified, registered, or monitored by the State;  
7 provided that a resident manager or a resident supervisor and  
8 the resident manager's or resident supervisor's family shall not  
9 be included in this resident count. These group living  
10 facilities shall meet all applicable county requirements not  
11 inconsistent with the intent of this subsection, including but  
12 not limited to building height, setback, maximum lot coverage,  
13 parking, and floor area requirements.

14       ~~[(e)]~~ (f) Neither this section nor any other law, county  
15 ordinance, or rule shall prohibit the use of land for employee  
16 housing and community buildings in plantation community  
17 subdivisions as defined in section 205-4.5(a)(12); in addition,  
18 no zoning ordinance shall provide for the elimination,  
19 amortization, or phasing out of plantation community  
20 subdivisions as a nonconforming use.



1           [~~(f)~~] (g) Neither this section nor any other law, county  
2 ordinance, or rule shall prohibit the use of land for medical  
3 cannabis production centers or medical cannabis dispensaries  
4 established and licensed pursuant to chapter 329D; provided that  
5 the land is otherwise zoned for agriculture, manufacturing, or  
6 retail purposes."

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

9           SECTION 3. This Act shall take effect on June 30, 3000.

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**Report Title:**

Counties; Zoning; Religious Institutions; Educational Institutions; Medical Institutions; Nonprofit Organizations

**Description:**

Requires the counties to adopt ordinances by 7/1/2024 to allow religious institutions, educational institutions, and medical institutions to build housing units on land that the institutions own for purchase in fee simple or use by the institutions, their employees, or their contractors, regardless of current zoning restrictions. Requires institutions to own housing units for thirty years before offering the housing units for sale. Effective 6/30/3000. (HD1)

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

