
A BILL FOR AN ACT

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT
CORPORATION.

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

1 SECTION 1. Chapter 201H, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§201H- Right of first refusal; development. (a)
5 Notwithstanding any law to the contrary, the corporation shall
6 have the right of first refusal for the development of property,
7 in accordance with section 201H-12, for all development on state
8 lands that are within county-designated transit-oriented
9 development zones, or within a one-half mile radius of a
10 proposed or existing transit station if the county has not
11 designated transit-oriented development zones, excluding lands
12 and properties owned or operated by the Hawaii public housing
13 authority or the department of Hawaiian home lands and lands
14 within the stadium development district established pursuant to
15 part IX of chapter 206E; provided that the right of first
16 refusal shall be triggered by a proposed development or proposed



1 transfer of any fee simple or leasehold property interest in
2 lands that are within a one-half mile radius of a rail transit
3 station.

4 (b) Any state department or agency shall provide the
5 corporation with sixty calendar days advance written notice of
6 its approval of a proposed development or proposed transfer as
7 described in subsection (a).

8 (c) If the corporation does not exercise the right of
9 first refusal for the proposed development or proposed transfer
10 of property within one hundred eighty calendar days of receipt
11 of written notice from a state department or agency, the
12 respective state department or agency may proceed in developing
13 the property in accordance with the law.

14 (d) As used in this section, "development" means the
15 planning, replanning, redesign, clearance, reconstruction,
16 redevelopment, rehabilitation, or any combination of these, of
17 state lands or any part thereof, and the provision of the
18 residential, commercial, industrial, public, and other
19 structures or spaces as may be appropriate or necessary in the
20 interest of the general welfare, including recreational and
21 other facilities incidental or appurtenant thereto."



- 1 SECTION 2. New statutory material is underscored.
- 2 SECTION 3. This Act shall take effect upon its approval.



Report Title:

HHFDC; Development; Right of First Refusal

Description:

Grants the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding the Stadium Development District and lands under the Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide sixty days advance written notice of any approval of a proposed development or proposed transfer of lands. (SD1)

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