

STAND. COM. REP. NO.

3093

Honolulu, Hawaii

MAR 15 2024

RE: H.B. No. 1633
H.D. 1
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 1633, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONTRACTORS,"

begs leave to report as follows:

The purpose and intent of this measure is to remove the leasing restriction on owner-builders who obtain an owner-builder exemption to act as their own contractor and who build or improve residential or farm buildings or structures on their own property and do not offer the buildings or structures for sale.

Your Committee received testimony in support of this measure from the Hawai'i Association of REALTORS.

Your Committee received testimony in opposition to this measure from the Regulated Industries Complaints Office of the Department of Commerce and Consumer Affairs and Contractors License Board.

Your Committee finds that Hawaii is currently in the middle of a housing shortage, including affordable rental housing. The escalating demand for rental properties, coupled with limited housing supply, has led to increased housing costs and economic strain on families throughout the State. Current regulations and barriers hinder homeowners in Hawaii from efficiently converting



their single-family properties into multi-family dwellings, limiting their ability to actively participate in addressing the housing shortage. Therefore, this measure aims to resolve this issue by removing a major barrier faced by homeowners attempting to utilize their own property to construct additional dwellings.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1633, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1633, H.D. 1, S.D. 1, and be referred to your Committee on Commerce and Consumer Protection.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


STANLEY CHANG, Chair



The Senate
 Thirty-Second Legislature
 State of Hawai'i

Record of Votes
 Committee on Housing
 HOU

Bill / Resolution No.:* HB1633 HDI	Committee Referral: HOU, CPN	Date: 3/12/24
--	--	-------------------------

The Committee is reconsidering its previous decision on this measure.
 If so, then the previous decision was to: _____

The Recommendation is:

Pass, unamended 2312
 Pass, with amendments 2311
 Hold 2310
 Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
HASHIMOTO, Troy N. (VC)	✓			
AQUINO, Henry J.C.	✓			
KANUHA, Dru Mamo				✓
AWA, Brenton			✓	
TOTAL	3	0	1	1

Recommendation:
 Adopted
 Not Adopted

Chair's or Designee's Signature:

Distribution:
 Original Yellow Pink Goldenrod
 File with Committee Report Clerk's Office Drafting Agency Committee File Copy

*Only one measure per Record of Votes