

Honolulu, Hawaii

, 2024 FEB 29

H.B. No. 1633 RE:

H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-Second State Legislature Regular Session of 2024 State of Hawaii

Sir:

Your Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs, to which was referred H.B. No. 1633 entitled:

"A BILL FOR AN ACT RELATING TO CONTRACTORS,"

beg leave to report as follows:

The purpose of this measure is to remove the leasing restriction on owner-builders who obtain an owner-builder exemption to act as their own general contractor.

Your Committees received testimony in support of this measure from the Hawai'i Association of REALTORS and one individual. Your Committees received comments on this measure from the Contractors License Board.

Your Committees find that under existing law, an ownerbuilder who has an owner-builder permit to act as their own general contractor cannot sell or lease, or offer to sell or lease, a structure that was built under an owner-builder exemption until one year after completion. The current restriction on leasing means that property owners who could offer units in Hawaii's rental market are unable to do so during this one-year period. Your Committees believe that the State needs to increase the supply of affordable rentals by reducing government regulations and barriers that hinder the availability of affordable rentals.

Your Committees have amended this measure by:

- Specifying that owners who build or improve residential or farm buildings or structures on their own property and who do not offer the buildings or structures for sale are exempt from general contractor licensing requirements;
- (2) Removing lessees from the category of persons who can claim an owner-builder exemption;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1633, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1633, H.D. 1, and be placed on the calendar for Third Reading.

> Respectfully submitted on behalf of the members of the Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs,

LUKE A. EVSLIN, Chair

TARNAS, Chair

State of Hawaii

House of Representatives
The Thirty-second Legislature

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HOUSE OF Representatives

Record of Votes of the Committee on Housing

Bill/Resolution No.: Committee HD1633 H56	e Referral:	Date	2/12/2	4				
☐ The committee is reconsidering its previous decision on the measure.								
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)								
HSG Members	Ayes	Ayes (WR)	Nays	Excused				
1. EVSLIN, Luke A. (C)	V		314	1000 122 12 10 10 10 10 10 10 10 10 10 10 10 10 10				
2. AIU, Micah P.K. (VC)								
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3. KILA, Darius K.								
4. KITAGAWA, Lisa								
5. MIYAKE, Tyson K.								
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6. ONISHI, Richard H.K.								
7. TODD, Chris		i i diğiri diz		V				
8. MATSUMOTO, Lauren								
6. WAISUNOTO, Lauren	V			<u></u>				
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The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)								
Vice Chair's or designee's signature:								
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO								

State of Hawaii

House of Representatives
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HSCR 681-24

Record of Votes of the Committee on Water & Land

Bill/Resolution No.: HBNOろろ	Committee Referral: HCG / WAL / UHA	Date	02/12	124			
The committee is reconsidering its previous decision on the measure.							
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)							
WAL Members	Ayes	Ayes (WR)	Nays	Excused			
1. ICHIYAMA, Linda (C)							
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2. POEPOE, Mahina (VC)							
3. CHUN, Cory M.		福姆的社员第一					
J. CHON, COLYM.							
4. GANADEN, Sonny							
5. HASHEM, Mark J.	V						
6. MIZUNO, May Besario				The Physical Co.			
7. MORIKAWA, Dee							
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8. TAKAYAMA, Gregg		indialitika horriagus, s esteranos					
9. SOUZA, Kanani							
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TOTAL (9)							
The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)							
Vice Chair's or designee's signature:							
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO							
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State of Hawaii
House of Representatives
The Thirty-second Legislature

HOUSE OF HAWAII

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Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.: Committee	e Referral:	JHA Date	2-12-24				
☐ The committee is reconsidering its previous decision on the measure.							
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)							
JHA Members	Ayes	Ayes (WR)	Nays	Excused			
1. TARNAS, David A. (C)							
2. TAKAYAMA, Gregg (VC)		573 (2004) STOLEN BOLD BOLD BOLD BOLD BOLD BOLD BOLD BOLD	et arrive de l'élèce de l'accident de				
3. EVSLIN, Luke A.							
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4. GANADEN, Sonny		E					
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5. HOLT, Daniel		e de la companya de					
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6. ICHIYAMA, Linda							
7. ILAGAN, Greggor			76.14 (J.)				
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8. KONG, Sam Satoru		~					
9. MIYAKE, Tyson K.							
10. SOUZA, Kanani							
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TOTAL (10)	9		_				
The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)							
Vice Chair's or designee's signature:							
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