

---

---

# A BILL FOR AN ACT

RELATING TO HOUSING.

**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-           Agricultural workforce housing, long-term  
5 rental, or workforce fee simple housing development; county  
6 planning commissions. Land uses exclusively providing  
7 residential housing for agricultural workforce housing, long-  
8 term rental, or workforce fee simple ownership may be permitted  
9 by a county planning commission; provided that the project area  
10 is:

- 11           (1) No larger than one hundred acres;  
12           (2) Immediately adjacent to the urban district and not  
13                 including the conservation district;  
14           (3) On lands with soils classified by the land study  
15                 bureau's detailed land classification as overall  
16                 (master) productivity rating class C, D, E, or U if  
17                 within the agricultural district; and



1       (4) Identified on maps for only residential use in a  
2       county comprehensive general plan adopted no earlier  
3       than 2005 by the respective county council pursuant to  
4       section 46-4.

5 All applications to the county planning commission shall include  
6 written concurrence from the executive director attesting to the  
7 executive director's review of the project and agreement that  
8 the proposal is solely inclusive of residential housing for  
9 agricultural workforce housing, long-term rental, or workforce  
10 fee simple ownership. Applications shall be reviewed pursuant  
11 to the process set forth in section 205-6; provided that section  
12 91-9 shall only apply at the point of county planning commission  
13 review. All agencies may charge a reasonable fee for their  
14 respective application reviews and charge all costs necessary  
15 for transcription."

16       SECTION 2. This Act does not affect rights and duties that  
17 matured, penalties that were incurred, and proceedings that were  
18 begun before its effective date.

19       SECTION 3. New statutory material is underscored.



1 SECTION 4. This Act shall take effect on July 1, 3000, and  
2 shall be repealed on June 30, 2035.



**Report Title:**

Land Use; Residential Housing; Agricultural Workforce Housing;  
Long-term Rentals; Workforce Fee Simple Ownership; County  
Planning Commission; Agricultural Districts; Special Permit

**Description:**

Authorizes a county planning commission, by special permit, to permit land uses exclusively providing residential housing for agricultural workforce housing, long-term rental, or workforce fee simple ownership in an agricultural district, under certain conditions. Repeals 6/30/2035. Effective 7/1/3000. (HD1)

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

