
HOUSE RESOLUTION

REQUESTING THE AUDITOR OF THE CITY AND COUNTY OF HONOLULU TO REVIEW AND AUDIT THE CURRENT PERMITTING, INSPECTION, AND PENALTY PROCESS FOR MONSTER HOMES, AND TO IDENTIFY AND RECOMMEND IMPROVEMENTS TO ADDRESS ASSOCIATED ISSUES.

1 WHEREAS, "monster homes" are oversized residential
2 structures that often circumvent existing zoning laws, approved
3 building plans, and neighborhood specifications; and
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5 WHEREAS, monster homes negatively impact community
6 character, increase neighborhood congestion, and may pose health
7 and safety risks due to overcapacity and noncompliance with
8 building codes; and
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10 WHEREAS, the current permitting, inspection, and penalty
11 processes have been insufficient to deter violations and ensure
12 compliance, leading to continued instances of unauthorized
13 construction and misuse; and
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15 WHEREAS, it is in the public interest to uphold zoning
16 laws, enforce building codes, and protect the integrity of
17 Honolulu's neighborhoods; now, therefore,
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19 BE IT RESOLVED by the House of Representatives of the
20 Thirty-third Legislature of the State of Hawaii, Regular Session
21 of 2025, that the Auditor of the City and County of Honolulu is
22 requested to review and audit the current permitting,
23 inspection, and penalty processes as they relate to monster
24 homes; and
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26 BE IT FURTHER RESOLVED that the Auditor of the City and
27 County of Honolulu is requested to recommend:
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- 29 (1) Amendments to the current permitting, inspection, and
30 penalty process that will prevent the construction of
31 monster homes;



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- (2) An appropriate amount to increase penalties that would be effective to deter, minimize, or eliminate the occurrence of monster homes, including penalties based on:
 - (A) A percentage of the assessed value of the property;
 - (B) The cost of demolishing unpermitted construction; or
 - (C) The cost to physically correct violations;
- (3) A time limit for compliance with building requirements;
- (4) Steps to address challenges in enforcement; and
- (5) Procedures for follow-up inspections and consistent enforcement actions to effectively address violations; and

BE IT FURTHER RESOLVED that the Auditor of the City and County of Honolulu is requested to submit a report of findings, recommendations, and any proposed legislation, to the Mayor and City Council of the City and County of Honolulu and the Legislature no later than twenty days prior to the convening of the Regular Session of 2026; and

BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Mayor, City Council, and Auditor of the City and County of Honolulu.

OFFERED BY: *James M. Shinn*
 FEB 20 2025