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# A BILL FOR AN ACT

RELATING TO COASTAL ZONE MANAGEMENT.

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

1           SECTION 1. Section 205A-22, Hawaii Revised Statutes, is  
2 amended by amending the definition of "development" to read as  
3 follows:

4           ""Development":

5           (1) Means any of the uses, activities, or operations on  
6 land or in or under water within a special management  
7 area that are included below:

8           (A) Placement or erection of any solid material or  
9 any gaseous, liquid, solid, or thermal waste;

10           (B) Grading, removing, dredging, mining, or  
11 extraction of any materials;

12           (C) Change in the density or intensity of use of  
13 land, including but not limited to the division  
14 or subdivision of land;

15           (D) Change in the intensity of use of water, ecology  
16 related thereto, or of access thereto; and



- 1 (E) Construction, reconstruction, or alteration of
- 2 the size of any structure; and
- 3 (2) Does not include the following:
- 4 (A) Construction or reconstruction of a single-family
- 5 residence that is less than seven thousand five
- 6 hundred square feet of floor area; is not
- 7 situated on a shoreline parcel or a parcel that
- 8 is impacted by waves, storm surges, high tide, or
- 9 shoreline erosion; and is not part of a larger
- 10 development;
- 11 (B) Repair or maintenance of roads and highways
- 12 within existing rights-of-way;
- 13 (C) Routine maintenance dredging of existing streams,
- 14 channels, and drainage ways;
- 15 (D) Repair and maintenance of underground utility
- 16 lines, including but not limited to water, sewer,
- 17 power, and telephone and minor appurtenant
- 18 structures such as pad mounted transformers and
- 19 sewer pump stations;
- 20 (E) Zoning variances, except for height, density,
- 21 parking, and shoreline setback;



- 1 (F) Repair, maintenance, or interior alterations to  
2 existing structures;
- 3 (G) Demolition or removal of structures, except those  
4 structures located on any historic site as  
5 designated in national or state registers;
- 6 (H) Use of any land for the purpose of cultivating,  
7 planting, growing, and harvesting plants, crops,  
8 trees, and other agricultural, horticultural, or  
9 forestry products or animal husbandry, or  
10 aquaculture or mariculture of plants or animals,  
11 or other agricultural purposes, including all  
12 traditional fishpond and traditional agricultural  
13 practices;
- 14 (I) Transfer of title to land;
- 15 (J) Creation or termination of easements, covenants,  
16 or other rights in structures or land;
- 17 (K) Subdivision of land into lots greater than twenty  
18 acres in size;
- 19 (L) Subdivision of a parcel of land into four or  
20 fewer parcels when no associated construction  
21 activities are proposed; provided that any land



1           that is so subdivided shall not thereafter  
2           qualify for this exception with respect to any  
3           subsequent subdivision of any of the resulting  
4           parcels;

5           (M) Installation of underground utility lines and  
6           appurtenant aboveground fixtures less than four  
7           feet in height along existing corridors;

8           (N) Structural and nonstructural improvements to  
9           existing single-family residences, where  
10          otherwise permissible;

11          (O) Nonstructural improvements to existing commercial  
12          or noncommercial structures;

13          (P) Construction, installation, maintenance, repair,  
14          and replacement of emergency management warning  
15          or signal devices and sirens;

16          (Q) Installation, maintenance, repair, and  
17          replacement of public pedestrian and bicycle  
18          facilities, including sidewalks, paths, bikeways,  
19          crosswalks, stairs, ramps, traffic control  
20          barriers, signs, signals, and associated  
21          improvements;



- 1 (R) Trash removal or invasive vegetation removal or  
2 control, including incidental ground disturbance,  
3 excluding the use of herbicides;
- 4 (S) Installation of fencing, including associated  
5 improvements and incidental structures, for  
6 invasive species control or preservation of  
7 native habitats on conservation land;
- 8 (T) Installation, maintenance, repair, and  
9 replacement of lighting, fixtures, and equipment  
10 to establish compliance with current standards at  
11 existing public facilities;
- 12 (U) Installation, maintenance, repair, and  
13 replacement of security measures, including  
14 fencing, to existing public facilities; ~~and~~
- 15 (V) Hawaiian traditional and customary practices,  
16 including work conducted by traditional means  
17 near, in, or related to loko i`a, traditional  
18 Hawaiian fishponds; and
- 19 (W) Reconstruction of any lawfully constructed  
20 structure that is not situated on a shoreline  
21 parcel or a parcel that is impacted by waves,



1           storm surges, high tide, or shoreline erosion,  
2           substantively similar to its original footprint  
3           or overall dimensions that were damaged or  
4           destroyed in a disaster proclaimed by the  
5           governor or a mayor to constitute a state of  
6           emergency or local state of emergency under  
7           section 127A-14; provided that the disaster is  
8           not related to tsunami, wave, storm surge, high  
9           tide, flooding, erosion, sea level rise, or  
10           subsidence;

11           provided that whenever the authority finds that any  
12           excluded use, activity, or operation may have a  
13           cumulative impact, or a significant environmental or  
14           ecological effect on a special management area, that  
15           use, activity, or operation shall be defined as  
16           "development" for the purpose of this part."

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

20           SECTION 3. Statutory material to be repealed is bracketed  
21           and stricken. New statutory material is underscored.



1 SECTION 4. This Act shall take effect on July 1, 2025.

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INTRODUCED BY:

Ly a. Allen



# S.B. NO. 830

**Report Title:**

Coastal Zone Management; Development; Definition

**Description:**

Narrows the scope of the definition of the term "development" in coastal zone management law by excluding reconstruction of certain lawfully constructed structures impacted by certain events.

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

