

STAND. COM. REP. NO.

762

Honolulu, Hawaii

FEB 14 , 2025

RE: H.B. No. 367

H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 367  
entitled:

"A BILL FOR AN ACT RELATING TO BUILDING PERMITS,"

begs leave to report as follows:

The purpose of this measure is to allow for building permit  
exemptions for certain kinds of activities, including agricultural  
structures and maintenance activities.

Your Committee received testimony in support of this measure  
from the Hawai'i Farm Bureau and Grassroot Institute of Hawaii.  
Your Committee received comments on this measure from the  
Department of Land and Natural Resources.

Your Committee finds that the existing building permit  
requirements for minor repairs, interior remodeling, and certain  
uninhabited structures in the State can cause unnecessary delays  
and administrative burdens for property owners and developers.  
Many maintenance activities and small-scale projects, such as  
routine repairs or the installation of accessory structures, pose  
minimal risk and do not warrant an extensive permitting process.  
This measure is intended to streamline the process for property  
owners while ensuring compliance with safety and floodplain  
management standards by creating certain exemptions from building  
permit requirements. However, your Committee notes the concerns

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raised in testimony by the Department of Land and Natural Resources that certain exemptions proposed by this measure may be inconsistent with the National Flood Insurance Program, which may have unintended consequences.

Accordingly, your Committee has amended this measure by:

- (1) Clarifying that certain activities are exempt from obtaining any county permit, rather than only a county building permit, when located in areas outside of a special management area;
- (2) Requiring an owner or occupier who intends to perform any interior remodeling work on an existing structure to submit written notification to the appropriate county agency;
- (3) Specifying that the authority granted under this measure shall not be construed to exempt any new or existing buildings, structures, related appurtenances, or other work from underlying zoning requirements;
- (4) Changing the effective date to January 1, 3000, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

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. 367, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 367, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.



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



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LUKE A. EVSLIN, Chair



**Record of Votes of the Committee on Housing**

<b>Bill/Resolution No.:</b> HB367	<b>Committee Referral:</b> HSG, JHA	<b>Date:</b> 2/12/25		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
<b>The recommendation is to:</b> <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> 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)	✓			
2. MIYAKE, Tyson K. (VC)	✓			
3. COCHRAN, Elle				✓
4. GRANDINETTI, Tina Nakada	✓			
5. KILA, Darius K.	✓			
6. KITAGAWA, Lisa	✓			
7. LA CHICA, Trish	✓			
8. MURAOKA, Christopher L.	✓			
9. PIERICK, Elijah	✓			
<b>TOTAL (9)</b>	8	0	0	1
<b>The recommendation is:</b> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <span style="margin-left: 300px;">committee acronym(s)</span>				
<b>Vice Chair's or designee's signature:</b> _____ <span style="margin-left: 300px;"><i>Tyson Miyake</i></span>				
<b>Distribution:</b> Original (White) – Committee    Duplicate (Yellow) – Chief Clerk's Office    Duplicate (Pink) – HMSO				