

STAND. COM. REP. NO.

209

Honolulu, Hawaii

FEB 06 , 2025

RE: H.B. No. 737
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. 737
entitled:

"A BILL FOR AN ACT HISTORIC PRESERVATION,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Redefine historic property for the purposes of the State
Historic Preservation Program; and
- (2) Require historic review for proposed projects on
existing privately-owned single-family detached dwelling
units or townhouses only if the unit or townhouse is
historic property, rather than over fifty years old.

Your Committee received testimony in support of this measure
from the Department of Land and Natural Resources; Kaua'i County
Housing Agency; Housing Hawai'i's Future; Grassroot Institute of
Hawaii; Hawai'i YIMBY; Holomua Collaborative; and two individuals.
Your Committee received comments on this measure from Historic
Hawai'i Foundation and NAIOP Hawaii.

Your Committee finds that Hawaii's existing definition of
"historic property" is overly broad, requiring historic review for
any structure over fifty years old, regardless of its actual

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historical or cultural significance. This has created unnecessary delays in the permitting process, particularly for homeowners seeking to renovate or redevelop aging properties. With nearly sixty percent of Oahu's single-family homes already over fifty years old—and that number increasing each year—the backlog of historic reviews is straining the resources of the State Historic Preservation Division, leading to months-long delays. This measure refines the definition of "historic property" to focus on structures that meet clear criteria for historical significance and integrity, aligning state policy with federal historic preservation standards.

Your Committee has amended this measure by:

- (1) Correcting its title by changing it from "HISTORIC PRESERVATION" to read in its corrected form, "RELATING TO HISTORIC PRESERVATION";
- (2) Deleting language that would have required an application for a proposed project on an existing privately-owned single-family detached dwelling unit or townhouse to be subject to historic preservation review if the unit or townhouse is a historic property; and
- (3) 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. 737, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 737, H.D. 1, and be referred to your Committee on Water & Land.

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

ZAC

LUKE A. EVSLIN, Chair



