

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



GOV. MSG. NO. 1287

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

June 6, 2025

The Honorable Ronald D. Kouchi
President of the Senate,
and Members of the Senate
Thirty-Third State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Nadine Nakamura
Speaker, and Members of the
House of Representatives
Thirty-Third State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Aloha President Kouchi, Speaker Nakamura, and Members of the Legislature:

This is to inform you that on June 6, 2025, the following bill was signed into law:

H.B. NO. 778, H.D. 2, S.D. 1,
C.D. 1

RELATING TO INTEGRATED LAND USE.
ACT 187

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D.".

Josh Green, M.D.
Governor, State of Hawai'i

Approved by the Governor

on JUN 6 2025

HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

ACT 187
H.B. NO. 778
H.D. 2
S.D. 1
C.D. 1

A BILL FOR AN ACT

RELATING TO INTEGRATED LAND USE.

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

1 SECTION 1. The legislature finds that multiple climate and
2 sustainability statutory targets have been enacted in the State,
3 including developing at least 22,500 affordable rental housing
4 units, doubling food production, increasing food exports,
5 requiring the department of education and university of Hawaii
6 to become net-zero in energy use, requiring that all of the
7 electricity generated in Hawaii comes from renewable sources,
8 sequestering more atmospheric carbon and greenhouse gases,
9 requiring all state and county facilities to use reclaimed
10 water, and requiring the mandatory upgrade of all cesspools.

11 The legislature recognizes that, with the recent expansion
12 of the office of planning and sustainable development through
13 Act 45, Session Laws of Hawaii 2020, and Acts 152 and 153,
14 Session Laws of Hawaii 2021, the office of planning and
15 sustainable development functionally serves as the State's
16 centralized coordinating agency to lead efforts in climate
17 adaptive and sustainable land use policies.



1 The legislature further finds that the State would benefit
2 from a land use plan that integrates various climate and
3 sustainability goals and studies, especially on the use of
4 agricultural lands. An integrated land use study would help to
5 address recent events and public opposition to affordable
6 housing projects and renewable energy projects on agricultural
7 land.

8 The purpose of this Act is to require the office of
9 planning and sustainable development to conduct an integrated
10 land use study that incorporates the various climate and
11 sustainability goals and studies to serve as a guide for
12 planning and decision making on the use of agricultural lands.

13 SECTION 2. (a) The office of planning and sustainable
14 development shall conduct an integrated land use study for
15 agricultural districts as classified under section 205-2, Hawaii
16 Revised Statutes.

17 (b) The purpose of the integrated land use study shall be
18 to:

19 (1) Develop land use data that can be used for planning
20 and decision making for the competing uses of lands
21 within agricultural districts; and



1 (2) Determine the land use feasibility and needs of lands
2 within agricultural districts to meet the State's
3 climate, sustainability, and housing statutory
4 targets.

5 (c) The integrated land use study shall incorporate the
6 recommendations of:

7 (1) The Hawaii 2050 sustainability plan pursuant to
8 section 226-65, Hawaii Revised Statutes;

9 (2) The state land use review of districts;

10 (3) The Hawaii sea level rise vulnerability and adaptation
11 report pursuant to section 225P-3, Hawaii Revised
12 Statutes; and

13 (4) The State's climate, sustainability, and housing
14 statutory targets, as needed.

15 (d) The integrated land use study shall also consider the
16 Hawaii state plan update phase one and the soil classification
17 study required pursuant to Act 189, Session Laws of Hawaii 2022.

18 (e) The integrated land use study shall include
19 recommendations for each county.

20 (f) In conducting the integrated land use study, the
21 office of planning and sustainable development shall:



- 1 (1) Develop data-based estimates on the amount of land
2 required to meet the competing uses of lands within
3 the agricultural districts by compiling and analyzing
4 existing data from various government entities,
5 including the department of agriculture; department of
6 transportation; department of land and natural
7 resources; department of business, economic
8 development, and tourism; Hawaii state energy office;
9 Hawaii housing finance and development corporation;
10 public utilities commission; and the counties.
11 Secondary input shall be sought from the university of
12 Hawaii, utility companies, nonprofit agricultural
13 organizations, the agricultural community, and other
14 organizations or entities deemed appropriate by the
15 office;
- 16 (2) Clearly define and prioritize the protection of
17 productive agricultural lands to prevent further
18 encroachment from non-agricultural developments,
19 including developing measures to ensure agricultural
20 lands designated for agriculture production are not
21 compromised for short-term development needs;

- 1 (3) Include direct input from the agricultural community
- 2 to ensure the study reflects the realities and needs
- 3 of farmers and ranchers;
- 4 (4) Conduct outreach to ensure county and community input
- 5 and acceptance; and
- 6 (5) Once the initial compilation of data is completed,
- 7 analyze the available acreage in each county along
- 8 with the potential impacts for the proposed changes.

9 SECTION 3. The office of planning and sustainable
10 development shall submit an interim report to the legislature no
11 later than twenty days prior to the convening of the regular
12 session of 2026 on the progress of developing data-based
13 estimates and the progress of the integrated land use study and
14 a final report to the legislature and the land use commission no
15 later than twenty days prior to the convening of the regular
16 session of 2027.

17 SECTION 4. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$400,000 or so much
19 thereof as may be necessary for fiscal year 2025-2026 and the
20 same sum or so much thereof as may be necessary for fiscal year
21 2026-2027 for the establishment of one full-time equivalent (1.0



1 FTE) planner position, exempt from chapter 76, Hawaii Revised
2 Statutes, and for computers, office supplies, travel, and other
3 expenses to conduct the integrated land use study.

4 The sums appropriated shall be expended by the office of
5 planning and sustainable development for the purposes of this
6 Act.

7 SECTION 5. This Act shall take effect on July 1, 2025.



H.B. NO. 778
H.D. 2
S.D. 1
C.D. 1

APPROVED this 6th day of June, 2025

A handwritten signature in black ink, appearing to read "Josh Green". The signature is fluid and cursive, with a large initial "J" and "G".

GOVERNOR OF THE STATE OF HAWAII

HB No. 778, HD 2, SD 1, CD 1

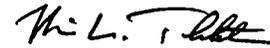
THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2025
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-Third Legislature of the State of Hawaii, Regular Session of 2025.



Nadine K. Nakamura
Speaker
House of Representatives



Brian L. Takeshita
Chief Clerk
House of Representatives

THE SENATE OF THE STATE OF HAWAI‘I

Date: April 30, 2025
Honolulu, Hawai‘i 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirty-Third Legislature of the State of Hawai‘i, Regular Session of 2025.


President of the Senate


Clerk of the Senate