

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



GOV. MSG. NO. 1426

EXECUTIVE CHAMBERS  
KE KE'ENA O KE KIA'ĀINA

July 9, 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 July 9, 2025, the following bill was signed into law:

S.B. NO. 1170, S.D. 2, H.D. 3,  
C.D. 1

RELATING TO THE EXPEDITIOUS  
REDEVELOPMENT AND DEVELOPMENT OF  
AFFORDABLE RENTAL HOUSING.  
**ACT 313**

Mahalo,

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

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

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# A BILL FOR AN ACT

RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

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

1 PART I

2 SECTION 1. Chapter 205A, Hawaii Revised Statutes, is  
3 amended by adding a new section to part II to be appropriately  
4 designated and to read as follows:

5 "§205A- Special management area use permits; affordable  
6 multi-family rental housing; redevelopment. (a) Subject to  
7 terms and conditions under section 205A-26, the director of a  
8 county planning department may issue a special management area  
9 use permit to an applicant to redevelop permanent affordable  
10 multi-family rental housing that has been substantially  
11 destroyed as a result of a disaster from a wildfire, hurricane,  
12 or earthquake proclaimed by the governor to constitute a state  
13 of emergency under chapter 127A.

14 (b) After issuing a special management area use permit  
15 pursuant to this section, the county planning department in the  
16 respective county shall file a notice of the issuance in the



1 next available issue of the periodic bulletin of the office of  
2 planning and sustainable development.

3 (c) This section shall not apply to parcels on the  
4 shoreline or parcels impacted by waves, storm surges, high tide,  
5 or shoreline erosion."

6 PART II

7 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended  
8 by adding a new section to be appropriately designated and to  
9 read as follows:

10 "§46- Affordable multi-family rental housing;  
11 experimental and demonstration housing projects; redevelopment.

12 (a) Notwithstanding any other law to the contrary, if an  
13 affordable multi-family rental housing project that was  
14 originally developed as an experimental and demonstration  
15 housing project pursuant to section 46-15 has been substantially  
16 destroyed as a result of a disaster from a wildfire, hurricane,  
17 or earthquake proclaimed by the governor to constitute a state  
18 of emergency under chapter 127A:

19 (1) Any ordinance approved by a county for the initial  
20 construction of the experimental and demonstration  
21 housing project shall remain valid and relevant and



1 continue to be in full force and effect with respect  
2 to the rebuilding of the project in accordance with  
3 this section;

4 (2) The director of a county planning department in the  
5 respective county or any other state or county agency  
6 authorized to issue a permit or approval required for  
7 the rebuilding of the project may amend or modify the  
8 final plans and specifications of the experimental and  
9 demonstration housing project to incorporate  
10 cost-effective best industry practices that include  
11 advances in building design, materials, construction  
12 types, or methods; provided that any modification  
13 shall adhere to principles that emphasize community,  
14 history, culture, future resilience, and the safety  
15 and well-being of the project's occupants; provided  
16 further that the modifications shall not impose  
17 requirements or conditions that unreasonably increase  
18 rebuilding or future operating costs; and

19 (3) Notwithstanding any termination of the applicable  
20 emergency proclamation before the completion of  
21 construction, the experimental and demonstration



1           housing project shall not be subject to any specific  
 2           provisions of law suspended pursuant to the emergency  
 3           proclamation issued under section 127A-13, if an  
 4           application for the initial permit or approval to  
 5           commence rebuilding of the project has been submitted  
 6           to the county planning department, the department or  
 7           office of housing of a county, or any other relevant  
 8           agency of the state or applicable county before the  
 9           end of the disaster emergency relief period; provided  
 10           that the submitted application was deemed by the  
 11           relevant state or county department or agency as  
 12           complete.

13           (b) This section shall not apply to parcels on the  
 14           shoreline or parcels impacted by waves, storm surges, high tide,  
 15           or shoreline erosion."

16           SECTION 3. Chapter 201H, Hawaii Revised Statutes, is  
 17           amended by adding a new section to be appropriately designated  
 18           and to read as follows:

19           "§201H-     Affordable multi-family rental housing;  
 20           redevelopment. After issuing a special management area use  
 21           permit pursuant section 205A-     , the county planning department



1 in the respective county and any other state or county agency  
2 authorized to issue a permit or approval shall prioritize  
3 approving permits to redevelop the permanent affordable  
4 multi-family rental housing."

5 SECTION 4. Chapter 343, Hawaii Revised Statutes, is  
6 amended by adding a new section to be appropriately designated  
7 and to read as follows:

8 "§343- Affordable multi-family rental housing;  
9 redevelopment. Except as otherwise provided in chapter 201H or  
10 under federal law, permanently affordable multi-family rental  
11 housing projects that are being redeveloped pursuant to a  
12 special management area use permit issued under section  
13 205A- that are located on properties or districts on the  
14 Hawaii or national register of historic places shall be exempt  
15 from the requirements of this chapter."

16 PART III

17 SECTION 5. If any provision of this Act, or the  
18 application thereof to any person or circumstance, is held  
19 invalid, the invalidity does not affect other provisions or  
20 applications of the Act that can be given effect without the



1 invalid provision or application, and to this end the provisions  
2 of this Act are severable.


3 SECTION 6. New statutory material is underscored.

4 SECTION 7. This Act shall take effect upon its approval.



S.B. NO. 1170  
S.D. 2  
H.D. 3  
C.D. 1

APPROVED this 9th day of July, 2025

A handwritten signature in black ink, appearing to read "Josh Green". The signature is fluid and cursive, with a large initial "J" and a long horizontal stroke at the end.

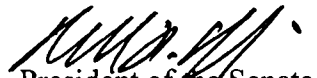
GOVERNOR OF THE STATE OF HAWAII




**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

SB No. 1170, SD 2, HD 3, 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