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# A BILL FOR AN ACT

RELATING TO ELECTRIC VEHICLE INFRASTRUCTURE.

**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 including 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



- 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;

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 was damaged or destroyed in a  
21 disaster proclaimed by the governor to constitute



a state of emergency pursuant to chapter 127A, or  
a disaster declared pursuant to federal law;  
provided that:

(i) The structure is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline erosion;

(ii) Reconstruction commences within six years from the date that the proclamation is issued; and

(iii) The reconstructed structure is similar to its original footprint or overall dimensions that were existing or permitted and in compliance with the requirements of floodplain management standards; and

(X) Construction, installation, maintenance, repair, and replacement of an electric vehicle charging system, including electrical infrastructure and underground utility lines that service the system, as a minor structure;



1 provided that whenever the authority finds that any  
2 excluded use, activity, or operation may have a  
3 cumulative impact, or a significant environmental or  
4 ecological effect on a special management area, that  
5 use, activity, or operation shall be defined as  
6 "development" for the purpose of this part."

7 SECTION 2. Section 225P-8, Hawaii Revised Statutes, is  
8 amended by amending subsections (c) and (d) to read as follows:

9 " (c) The department of transportation, office of planning  
10 and sustainable development, [and] Hawaii state energy office,  
11 and public utilities commission shall:

12 (1) Develop plans in coordination with the clean ground  
13 transportation working group and interisland clean  
14 transportation working group to ensure that the  
15 State's electric charging capacity is sufficient to  
16 support the growing use of electric modes of  
17 transportation by providing for an increase of the  
18 State's electric charging capacity at a rate that  
19 exceeds:



16 SECTION 3. Statutory material to be repealed is bracketed  
17 and stricken. New statutory material is underscored.

18 SECTION 4. This Act shall take effect upon its approval;  
19 provided that the amendments made to the definition of  
20 "development" under section 205A-22, Hawaii Revised Statutes, by  
21 section 1 of this Act shall not be repealed when that section is

- 1 reenacted on July 1, 2028, pursuant to section 5 of Act 304,
- 2 Session Laws of Hawaii 2025.

3

INTRODUCED BY:



JAN 16 2026



**Report Title:**

Zero-emission Transportation Goals; Electric Vehicle Infrastructure; Special Management Areas; Exclusion

**Description:**

Excludes from the definition of "development", as it applies to special management areas, the construction, installation, maintenance, repair, and replacement of an electric vehicle charging system as a minor structure. Includes the Public Utilities Commission in the development and implementation of plans to meet the long-term goals for zero-emissions transportation in the State.

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