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## A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

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

1 SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended  
2 by adding a new section to be appropriately designated and to  
3 read as follows:

4 "§46- County-designated transit-oriented development  
5 zones; transit-supportive densities; county regulation;  
6 prohibition. (a) Notwithstanding any law to the contrary, in  
7 any county-designated transit-oriented development zone,  
8 development of transit-supportive densities shall be allowed;  
9 provided that no county ordinance, rule, regulation, development  
10 standard, zoning provision, or other land use control shall be  
11 enacted that restricts the development of such transit-  
12 supportive densities.

13 (b) Any county ordinance, rule, regulation development  
14 standard, zoning provision, or other land use control that is  
15 inconsistent with section 206E-246 shall be preempted, void, and  
16 of no force or effect to the extent of the inconsistency."



1 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is  
2 amended by adding a new section to part X to be appropriately  
3 designated and to read as follows:

4 "S206E-        Transit-oriented development infrastructure  
5 improvement program areas; transit-supportive densities; county  
6 regulation; prohibition. (a) Notwithstanding any law to the  
7 contrary, in any transit-oriented development infrastructure  
8 improvement program area established pursuant to section 206E-  
9 43, development of transit-supportive densities shall be  
10 allowed; provided that no county ordinance, rule, regulation,  
11 development standard, zoning provision, or other land use  
12 control shall be enacted that restricts the development of such  
13 transit-supportive densities.

14        (b) Any county ordinance, rule, regulation development  
15 standard, zoning provision, or other land use control that is  
16 inconsistent with section 206E-246 shall be preempted, void, and  
17 of no force or effect to the extent of the inconsistency."

18 SECTION 3. New statutory material is underscored.

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



H.B. NO. 1739

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INTRODUCED BY:

ZHC

JAN 20 2026



# H.B. NO. 1739

**Report Title:**

County-designated Transit-Oriented Development Zones; Transit-oriented Development Infrastructure Improvement Program Areas; Transit-supportive Densities; County Regulations; Prohibition

**Description:**

Prohibits the counties from enacting an ordinance, rule, regulation, development standard, zoning provision, or other land use control that restricts the development of transit-supportive densities in county-designated transit-oriented development zones and transit-oriented development infrastructure improvement program areas.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

