
A BILL FOR AN ACT

RELATING TO DEVELOPMENT STANDARDS.

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

1 SECTION 1. The legislature finds that pre-determined
2 minimum parking mandates needlessly drive up the cost of
3 housing, often adding between \$50,000-\$65,000 per parking stall.
4 The legislature further finds that, rather than the counties
5 taking a one-size-fits-all approach to minimum parking mandates,
6 the amount of parking for a project should be determined on a
7 case-by-case basis by permit applicants, sensitive to actual
8 community needs.

9 The purpose of this Act is to, beginning July 1, 2027,
10 prohibit counties from imposing minimum parking mandates for
11 certain developments.

12 SECTION 2. This Act shall be known and may be cited as the
13 "Parking Reform and Modernization Act".

14 SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended
15 by adding two new sections to part I to be appropriately
16 designated and to read as follows:



1 **"§46- Minimum parking mandates; certain developments;**

2 **prohibited.** (a) Notwithstanding any other law, charter
3 provision, ordinance, code, or standard to the contrary, no
4 county shall impose a minimum parking mandate for:

5 (1) Accessory dwelling units, as defined by county
6 ordinance;

7 (2) Housing units or projects that are designated or
8 approved as affordable housing;

9 (3) Existing buildings changing use, including vacant
10 buildings;

11 (4) Residences under one thousand two hundred square feet;

12 (5) Senior housing;

13 (6) Housing for persons with disabilities;

14 (7) Child care facilities;

15 (8) Commercial spaces in mixed-use projects; and

16 (9) Any commercial building or facility with a total floor
17 area of no more than three thousand square feet.

18 (b) No county shall require more than:

19 (1) 0.5 parking stalls per residential dwelling unit; and

20 (2) One parking stall per one thousand square feet of
21 gross commercial floor area.



1 (c) Nothing in this section shall be construed to preclude
2 or limit requirements for the provision of accessible parking
3 stalls for persons with disabilities as required by the
4 Americans with Disabilities Act of 1990, as amended, the federal
5 Fair Housing Act, or any other applicable law.

6 (d) For purposes of this section, "affordable housing"
7 means housing that is affordable to households with incomes at
8 or below one hundred forty per cent of the area median family
9 income, as determined by the United States Department of Housing
10 and Urban Development, or as defined by the applicable county
11 for its affordable housing programs."

12 SECTION 4. Each county shall amend or repeal any charter
13 provision, ordinance, code, standard, or administrative
14 procedure necessary to comply with this Act no later than
15 July 1, 2027. On July 1, 2027, any charter provision,
16 ordinance, code, standard, or administrative procedure that
17 conflicts with this Act shall be void.

18 SECTION 5. New statutory material is underscored.

19 SECTION 6. This Act shall take effect upon its approval;
20 provided that section 3 shall take effect on July 1, 2027.

21



H.B. NO. 1919

ZNC

INTRODUCED BY:

JAN 23 2026



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Report Title:

Counties; Minimum Parking Mandates; Prohibitions

Description:

Beginning 7/1/2027, prohibits counties from imposing minimum parking mandates for certain developments.

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