

JAN 21 2026

A BILL FOR AN ACT

RELATING TO PARKING.

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

1 SECTION 1. The legislature finds that Act 130, Session
2 Laws of Hawaii 2016 (Act 130), established a statewide framework
3 for transit-oriented development planning. Act 130 recognized
4 the opportunity to improve quality of life by applying smart
5 growth principles to revitalize neighborhoods, increase
6 affordable housing, and coordinate redevelopment efforts and
7 established procedures for transit-oriented development planning
8 within county-designated zones or within a half-mile radius of
9 public transit stations.

10 The legislature further finds that in 2020, the Honolulu
11 city council unanimously adopted Bill No. 2, C.D. 1, F.D. 2,
12 eliminating off-street parking requirements in certain areas of
13 the primary urban center and Ewa development plan areas, as well
14 as within a half mile of rail transit stations. According to
15 the department of planning and permitting of the city and county
16 of Honolulu, this change reflected a modern vision to reduce
17 traffic fatalities, curb congestion, and lessen environmental



1 impacts. The policy aimed to promote alternative
2 transportation, improve design, support the city and county's
3 vision zero goals, and encourage rail ridership.

4 The legislature also finds that Act 184, Session Laws of
5 Hawaii 2022, established the transit-oriented development
6 infrastructure improvement district, which was later revamped
7 and changed to the transit-oriented development improvement
8 program under Act 252, Session Laws of Hawaii 2025. These
9 measures acknowledged the severity of Hawaii's housing crisis
10 and the potential of transit-oriented development to increase
11 housing supply and optimize land use by concentrating higher-
12 density development near transit hubs.

13 Accordingly, the purpose of this Act is to continue the
14 foundation laid by these Acts, encourage higher-density,
15 transit-supportive development, and remove barriers to
16 affordable housing statewide by prohibiting minimum off-street
17 parking requirements in transit-oriented development
18 infrastructure improvement program areas.

19 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
20 by adding a new section to part I to be appropriately designated
21 and to read as follows:



1 "§46- Off-street parking requirements; prohibited. (a)

2 Notwithstanding any other law, charter provision, ordinance,
3 code, or standard to the contrary, minimum off-street parking
4 requirements shall be prohibited for any new development or
5 redevelopment project located within a transit-oriented
6 development infrastructure improvement program area established
7 pursuant to section 206E-243.

8 (b) Nothing in this section shall be construed to:

9 (1) Preclude or limit requirements for the provision of
10 accessible parking stalls for persons with
11 disabilities as required by the Americans with
12 Disabilities Act of 1990, as amended, the federal Fair
13 Housing Act, or any other applicable law;

14 (2) Preclude any developer or property owner from
15 providing off-street parking at their discretion; or

16 (3) Restrict a county's authority to adopt maximum parking
17 requirements or other policies managing the maximum
18 amount of parking in transit-oriented development
19 infrastructure improvement program areas established
20 pursuant to section 206E-243."



1 SECTION 3. Section 46-4.7, Hawaii Revised Statutes, is
2 amended by amending subsection (b) to read as follows:

3 "(b) Notwithstanding any law, ordinance, or code or
4 standard to the contrary, each adaptive reuse ordinance shall:

5 (1) Allow for the construction of micro units; provided
6 that no county shall require a micro unit to be larger
7 than minimum standards established in the
8 International Building Code;

9 (2) Allow for adaptive reuse to meet the interior
10 environment requirements of the International Building
11 Code; and

12 (3) Provide for an exemption to any requirements regarding
13 park dedication or additional off-street parking[+],
14 except as prohibited by section 46- ; provided that:

15 (A) The existing off-street parking satisfies at
16 least fifty per cent of a county's parking
17 requirements; and

18 (B) The building's floor area, height, and setbacks
19 do not change as a result of adaptive reuse;



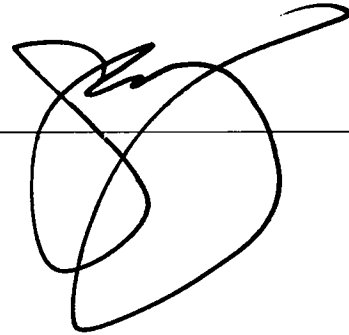
1 provided further that this paragraph shall not
2 preclude a county from exempting a project under this
3 section from all off-street parking requirements."

4 SECTION 4. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 5. This Act shall take effect on July 1, 2027.

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INTRODUCED BY: _____

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S.B. NO. 2356

Report Title:

Off-Street Parking Requirements; Transit-Oriented Development
Infrastructure Improvement Program Areas; Prohibited

Description:

Prohibits minimum off-street parking requirements for new
developments or redevelopment projects located in
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.*

