

A BILL FOR AN ACT

RELATING TO STATE CONSTRUCTION PROJECTS.

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

1 PART I

2 SECTION 1. The Hawaii Revised Statutes is amended by
3 adding a new chapter to be appropriately designated and to read
4 as follows:

5 "CHAPTER

6 STATE CONSTRUCTION MANAGER

7 § -1 **Definitions.** As used in this chapter, unless the
8 context clearly requires otherwise:

9 "State agency" means any office, department, board,
10 commission, bureau, division, public corporation, agency
11 instrumentality of the State.

12 "State construction project" means any undertaking of work
13 or improvement of state lands or any interest therein,
14 developed, acquired, constructed, reconstructed, rehabilitated,
15 improved, altered, or repaired by a state agency.

16 "State lands" means all lands owned by the State through
17 any state agency.



1 **S -2 State construction manager; office established;**
2 **appointment, tenure, removal; requirements; salary.** (a) There
3 is established within the department of accounting and general
4 services the office of the state construction manager, which
5 shall be headed by a full-time state construction manager to
6 organize, manage, and oversee the design review of all state
7 construction projects and issue design approvals before any
8 state construction project commences. The state construction
9 manager shall be appointed by the governor pursuant to section
10 26-34. The state construction manager shall report to the
11 comptroller.

12 (b) To be eligible to serve in the position of state
13 construction manager, an individual shall have held a valid
14 license under chapter 464 for at least five years immediately
15 preceding the date of appointment.

16 (c) The state construction manager shall not engage in the
17 private practice of professional construction management or
18 serve in a managing capacity in any private business or
19 enterprise.

20 (d) The salary of the state construction manager shall be
21 established by the governor.



1 **§ -3 Duties and responsibilities.** (a) The state
2 construction manager shall have general charge and oversight of
3 the design review of all state construction projects. The state
4 construction manager shall:

5 (1) Review all plans, drawings, specifications, and any
6 other documents necessary for state construction
7 projects;

8 (2) Ensure conformance with all building codes or county,
9 national, or international prescriptive construction
10 standards, including construction, electrical, energy-
11 conservation, plumbing, and sidewalk standards, as
12 applicable;

13 (3) Provide exclusive centralized design review services
14 for state construction projects and issue design
15 approvals; and

16 (4) Assign an inspector to each state construction project
17 for the purpose of observing the construction work.

18 **§ -4 Assistance and staff.** The state construction
19 manager may employ or contract with qualified architects and
20 engineers as necessary, without regard to chapter 76, to carry
21 out the duties and responsibilities established by this chapter.



1 **\$ -5 Costs for services; fees.** (a) The cost of all
2 design review services performed by the office of the state
3 construction manager for a state agency shall be determined by
4 the state construction manager.

5 (b) The state construction manager may set, charge, and
6 collect reasonable fees, without regard to chapter 91, in an
7 amount sufficient to defray the cost of processing design
8 approvals.

9 (c) All fees collected pursuant to this section shall be
10 deposited with the state construction manager to the credit of
11 the design review special fund established by section -6.

12 **-6 Design review special fund.** (a) There is
13 established in the state treasury the design review special fund
14 to be administered and expended by the state construction
15 manager for the purposes of this chapter.

16 (b) The following shall be deposited into the design
17 review special fund:

18 (1) Fees collected for services provided to state agencies
19 pursuant to this chapter and rules adopted pursuant to
20 this chapter;



5 (c) Moneys remaining on balance in the design review
6 special fund at the close of each fiscal year shall remain in
7 the special fund and shall not lapse to the credit of the state
8 general fund.

9 § -7 **Administrative rules.** No later than December 31,
10 2027, the comptroller, in consultation with the state
11 construction manager, shall adopt rules pursuant to chapter 91
12 to implement this chapter.

13 **§ -8 Annual report.** (a) The state construction manager
14 shall prepare and submit an annual report to the governor and
15 legislature no later than twenty days prior to the convening of
16 each regular session.

17 (b) The report shall include:

18 (1) A summary describing the activities of the office of
19 the state construction manager, including but not
20 limited to a list and description of each state



1 construction project that received a design approval
2 during the preceding fiscal year; and
3 (2) A financial report on the status of the design review
4 special fund established by section -6."
5 SECTION 2. Section 26-6, Hawaii Revised Statutes, is
6 amended by amending subsection (b) to read as follows:
7 "(b) The department shall:
8 (1) Preaudit and conduct after-the-fact audits of the
9 financial accounts of all state departments to
10 determine the legality of expenditures and the
11 accuracy of accounts;
12 (2) Report to the governor and to each regular session of
13 the legislature as to the finances of each department
14 of the State;
15 (3) Administer the state risk management program;
16 (4) Establish and manage motor pools;
17 (5) Manage the preservation and disposal of all records of
18 the State;
19 (6) Undertake the program of centralized engineering and
20 office leasing services, including operation and
21 maintenance and lease buyback processing pursuant to



1 subsection (d) of public buildings, for departments of
2 the State;

3 (7) Undertake the functions of the state surveyor;

4 (8) Establish accounting and internal control systems;

5 (9) Have the discretion to employ persons within the
6 comptroller's office who shall be exempt from chapters
7 76 and 89 in support of communications, change
8 management, and business process improvement programs
9 as part of the State's information technology
10 modernization efforts; provided that the persons shall
11 be members of the state employees' retirement system
12 and shall be eligible to receive the benefits of any
13 state employee benefit program generally applicable to
14 officers and employees of the State;

15 (10) Provide centralized computer information management
16 and processing services through the chief information
17 officer;

18 (11) Establish a program to provide a means for public
19 access to public information and develop an
20 information network for state government;



1 (12) Assume administrative responsibility for the office of
2 information practices; [and]
3 (13) Approve state fleet acquisitions; provided that:
4 (A) Beginning January 1, 2022, all new light-duty
5 motor vehicles that are passenger cars purchased
6 for the State's fleet shall be zero-emission
7 vehicles;
8 (B) Beginning as soon as practicable but no later
9 than January 1, 2030, all new light-duty motor
10 vehicles that are multipurpose passenger vehicles
11 and trucks for the State's fleet shall be zero-
12 emission vehicles; and
13 (C) The comptroller may authorize an exemption for
14 new fleet vehicle purchases if zero-emission
15 vehicles are demonstrated to be cost-prohibitive
16 on a lifecycle basis or unsuitable for the
17 vehicles' planned purpose, or if funds are
18 unavailable[–]; and
19 (14) Provide exclusive centralized design review services
20 for state construction projects and issue design
21 approvals through the state construction manager.



1 For the purposes of this subsection:

2 "Light-duty motor vehicle" has the same meaning as defined

3 in title 10 Code of Federal Regulations part 490.

4 "Multipurpose passenger vehicle" has the same meaning as

5 defined in title 49 Code of Federal Regulations section 571.3.

6 "Passenger car" has the same meaning as defined in title 49

7 Code of Federal Regulations section 571.3.

8 "Truck" has the same meaning as defined in title 49 Code of

9 Federal Regulations section 571.3.

10 "Zero-emission vehicle" has the same meaning as specified

11 in title 40 Code of Federal Regulations section 88.1."

12 PART II

13 SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended

14 by adding a new section to be appropriately designated and to

15 read as follows:

16 "§46- County building permit, inspection, and

17 certificate of occupancy requirements; exemption; state

18 construction projects. (a) Notwithstanding any other law to

19 the contrary, state construction projects shall be exempt from

20 county building permit, inspection, and certificate of occupancy

21 requirements if the projects comply with applicable building



1 codes or county, national, or international prescriptive
2 construction standards, including construction, electrical,
3 energy-conservation, plumbing, and sidewalk standards, as
4 applicable, as determined by the state construction manager
5 pursuant to chapter .

6 (b) Nothing in this section shall relieve any state
7 construction project from the laws, ordinances, rules, and
8 regulations of the State or a county, or any departments,
9 boards, or other agencies thereof, with respect to:

10 (1) The construction, operation, and maintenance of the
11 state construction project;
12 (2) Compliance with master plans or zoning laws or
13 regulations; and
14 (3) Compliance with building and health codes and other
15 laws, ordinances, rules, and regulations of a similar
16 nature applicable to the state construction project.

17 (c) As used in this section:
18 "State agency" means any office, department, board,
19 commission, bureau, division, public corporation, agency, or
20 instrumentality of the State.



1 "State construction project" means any undertaking of work
2 or improvement of state lands, or any interest therein,
3 developed, acquired, constructed, reconstructed, rehabilitated,
4 improved, altered, or repaired by a state agency.

5 "State lands" means all land owned by the State through any
6 state agency."

PART III

8 SECTION 4. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$ or so
10 much thereof as may be necessary for fiscal year 2026-2027 to be
11 deposited into the design review special fund established by
12 section -6, Hawaii Revised Statutes.

13 SECTION 5. There is appropriated out of the design review
14 special fund established by section -6, Hawaii Revised
15 Statutes, the sum of \$ or so much thereof as may be
16 necessary for fiscal year 2026-2027 to establish:

17 (1) One full-time equivalent (1.0 FTE) state construction
18 manager position; and
19 (2) full-time equivalent (FTE) positions within
20 the office of the state construction manager.



1 The sum appropriated shall be expended by the department of
2 accounting and general services for the purposes of this Act.

3 PART IV

4 SECTION 6. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 7. This Act shall take effect on July 1, 2026.

7

INTRODUCED BY:

Ms. A. 44



S.B. NO. 2543

Report Title:

State Construction Projects; Department of Accounting and General Services; State Construction Manager; Special Fund; County Permitting; Appropriation

Description:

Establishes the Office of the State Construction Manager within the Department of Accounting and General Services, overseen by the State Construction Manager, to organize, manage, and oversee design review of, and issue design approvals for, state construction projects. Exempts state construction projects from county building permit, inspection, and certificate of occupancy requirements under certain circumstances, as determined by the State Construction Manager. Establishes the Design Review Special Fund and appropriates funds into and out of the fund.

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