

JAN 23 2026

S.B. NO. 2981

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# A BILL FOR AN ACT

RELATING TO LAND USE.

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

1       SECTION 1. The legislature finds that pre-determined  
2 minimum parking requirements needlessly drive up the cost of  
3 construction, particularly housing construction; discourage  
4 walking and multi-modal transit usage; and encourage excessive  
5 reliance on automobiles with attendant impacts on human health  
6 and greenhouse gas emissions. The legislature further finds  
7 that, rather than the counties taking a one-size-fits-all  
8 approach to minimum parking requirements, the amount of parking  
9 for a project should be determined on a case-by-case basis by  
10 permit applicants, sensitive to actual community needs.

11       Accordingly, the purpose of this Act is to prohibit minimum  
12 off-street parking requirements for any new development in an  
13 urban district.

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



SECTION 3. Chapter 205, Hawaii Revised Statutes, is amended by adding a new section to part I to be appropriately designated and to read as follows:

**"§205- Off-street parking requirements; prohibited; urban district. Notwithstanding any other law, charter, provision, ordinance, code, or standard to the contrary, beginning July 1, 2027, off-street parking requirements shall be prohibited for any new development in an urban district."**

SECTION 4. Section 46-4.7, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

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

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

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



1 (3) Provide for an exemption to any requirements regarding  
2 park dedication [~~or additional off-street parking~~];  
3 provided that[+]

4 ~~(A) The existing off-street parking satisfies at~~  
5 ~~least fifty per cent of a county's parking~~  
6 ~~requirements; and~~

7 ~~(B) The] the~~ building's floor area, height, and  
8 setbacks do not change as a result of adaptive  
9 reuse[+]

10 ~~provided further that this paragraph shall not~~  
11 ~~preclude a county from exempting a project under this~~  
12 ~~section from all off-street parking requirements]."~~

13 SECTION 5. Each county shall amend or repeal any charter  
14 provision, ordinance, code, standard, or administrative  
15 procedure necessary to comply with this Act no later than  
16 July 1, 2027. On July 1, 2027, any charter provision,  
17 ordinance, code, standard, or administrative procedure that  
18 conflicts with this Act shall be void.

19 SECTION 6. Statutory material to be repealed is bracketed  
20 and stricken. New statutory material is underscored.



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1       SECTION 7. This Act shall take effect upon its approval;  
2 provided that section 4 shall take effect on July 1, 2027.

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INTRODUCED BY: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'C. W.', written over a horizontal line.

# S.B. NO. 2981

**Report Title:**

Minimum Off-Street Parking Requirements; Prohibited

**Description:**

Beginning 7/1/2027, prohibits minimum off-street parking requirements for any new development in an urban district. Requires each county to amend or repeal any charter provision, ordinance, code, standard, or administrative procedure that imposes a minimum off-street parking requirement by 7/1/2027.

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

