

JAN 28 2026

A BILL FOR AN ACT

RELATING TO OFF-SITE CONSTRUCTION.

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

1 SECTION 1. The legislature finds that the Simplifying
2 Permitting for Enhanced Economic Development (SPEED) task force
3 was established pursuant to Act 133, Session Laws of Hawaii
4 2025. The SPEED task force brought together various state and
5 county agencies and stakeholders to address issues related to
6 obtaining permits for housing, infrastructure, and other
7 projects. The legislature further finds that the SPEED task
8 force is responsible for identifying actions taken, challenges
9 encountered, and legislative measures needed to facilitate,
10 expedite, and coordinate state and intergovernmental permitting
11 processes.

12 In its initial phase, the SPEED task force split into three
13 permitted interaction groups, each focused on a specific, high-
14 impact segment of the permitting system. The SPEED task force
15 then submitted to the legislature a December 2025 final report
16 of the permitted interaction groups, representing a combined
17 report of the three permitted interaction groups, which outlined



1 findings regarding existing actions and persistent challenges
2 and presented initial recommendations for legislative and
3 administrative measures to improve permitting processes
4 statewide.

5 The December 2025 final report also identified various
6 recommendations for improving housing and infrastructure
7 development in the State. One key recommendation involves off-
8 site construction, which the final report identifies as having
9 the potential to reduce plan-review workloads through the use of
10 standardized designs and state-level certification. Currently,
11 counties expend substantial resources reviewing manufacturer
12 documentation and verifying that off-site or imported building
13 components comply with state building codes, which results in
14 duplicative technical reviews across the counties. The final
15 report recommends that a state-administered certification and
16 inspection program for off-site construction be developed as
17 part of the State's broader housing and infrastructure strategy.

18 Accordingly, the purpose of this Act is to establish and
19 appropriate funds for a working group within the state building
20 code council to develop proposals for an off-site construction
21 program.



1 SECTION 2. (a) There is established within the state
2 building code council an off-site construction working group to
3 develop proposals for an off-site construction program.

4 (b) The off-site construction program shall:

5 (1) Be limited to off-site construction components and
6 designs for single-family homes less than one thousand
7 two hundred square feet;

8 (2) Centralize manufacturer certification and product
9 quality assurance;

10 (3) Curate a library of pre-approved components and
11 designs;

12 (4) Define clear regulations for use and inspection;

13 (5) Establish a process in which a state-level entity
14 would certify factories and standardized models for
15 compliance with state building codes and local
16 conditions, while county agencies would be responsible
17 for site-specific review related to foundations,
18 utilities, installation, and hazard exposure;

19 (6) Develop pre-approved plan sets for common housing
20 types, such as small multi-unit and single-family
21 infill development;



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- 1 (7) Include funding to support the off-site construction
2 labor force in the State;
- 3 (8) Include policies to strengthen construction-material
4 supply chains and reduce dependence on import
5 pathways; and
- 6 (9) Be explicitly integrated with zoning, wastewater, and
7 infrastructure planning so that modular units are
8 directed to sites that can support them.
- 9 (c) The working group shall consist of the following
10 members:
- 11 (1) The chair of the state building code council, or the
12 chair's designee, who shall serve as chair; and
- 13 (2) The director of the office of planning and sustainable
14 development, or the director's designee.
- 15 (d) The chair of the working group shall invite the
16 following individuals to serve as members of the working group:
- 17 (1) One representative with architectural experience;
- 18 (2) One representative with engineering experience;
- 19 (3) One representative from a labor organization;
- 20 (4) One representative from a consumer advocacy
21 organization;



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(5) One representative from a non-profit organization
focused on housing;

(6) One representative from the financial services
industry; and

(7) Community stakeholders as designated by the chair.

(e) The working group shall submit a report of its
findings and recommendations, including any proposed
legislation, to the legislature no later than twenty days prior
to the convening of the regular session of 2027.

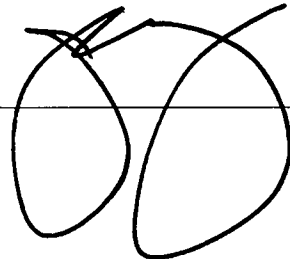
(f) The working group shall be dissolved on June 30, 2027.

SECTION 3. There is appropriated out of the general
revenues of the State of Hawaii the sum of \$5,000 or so much
thereof as may be necessary for fiscal year 2026-2027 for the
off-site construction working group.

The sum appropriated shall be expended by the state
building code council for the purposes of this Act.

SECTION 4. This Act shall take effect on July 1, 2026.

INTRODUCED BY: _____

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Report Title:

State Building Code Council; Off-site Construction; Working Group; Appropriation

Description:

Implements certain recommendations of the SPEED Task Force. Establishes and appropriates funds for a working group within the State Building Code Council to develop proposals for an off-site construction program.

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

