

JAN 28 2026

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# A BILL FOR AN ACT

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RELATING TO AGRICULTURAL DISTRICTS.

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

1       SECTION 1. Section 514B-33, Hawaii Revised Statutes, is  
2 amended by amending subsection (a) to read as follows:

3       "(a) A condominium map shall be recorded with the  
4 declaration. The condominium map shall contain the following:

5       (1) A site plan for the condominium property regime,  
6 depicting the location, layout, and access to a public  
7 road of all buildings and projects included or  
8 anticipated to be included in the condominium property  
9 regime, and depicting access for the units to a public  
10 road or to a common element leading to a public road;

11       (2) Elevations and floor plans of all buildings in the  
12 condominium property regime;

13       (3) The layout, location, boundaries, unit numbers, and  
14 dimensions of the units;

15       (4) To the extent that there is parking in the condominium  
16 property regime, a parking plan for the regime,  
17 showing the location, layout, and stall numbers of all



1 parking stalls included in the condominium property  
2 regime;

3 (5) Unless specifically described in the declaration, the  
4 layout, location, and numbers or other identifying  
5 information of the limited common elements, if any;  
6 [~~and~~]

7 (6) A description in sufficient detail, as may be  
8 determined by the commission, to identify any land  
9 area that constitutes a limited common element~~[and]~~; and

10 (7) If the condominium map is for lands within an  
11 agricultural district situated in any county, a letter  
12 signed by an appropriate county official or agency  
13 certifying that the condominium property regime will  
14 conform to county zoning laws pursuant to section  
15 514B-5."

16 SECTION 2. Section 514B-52, Hawaii Revised Statutes, is  
17 amended by amending subsection (b) to read as follows:

18 "(b) An application for registration of a project in the  
19 agricultural district classified pursuant to chapter 205 shall  
20 include a verified statement, signed by an appropriate county  
21 official, that the project as described and set forth in the



1 project's declaration, condominium map, bylaws, and house rules  
2 does not include any restrictions limiting or prohibiting  
3 agricultural uses or activities, in compliance with section  
4 205-4.6. For projects containing [~~greater~~] more than five  
5 units, the statement shall also include the applicant's  
6 assessment and county comments regarding the availability of  
7 supportive infrastructure, any potential impact on governmental  
8 plans and resources, sensitive environmental resources, and any  
9 other requirements pursuant to county ordinances and rules. The  
10 developer's public report shall include the verified statement  
11 in addition to the information required by section 514B-83. The  
12 commission shall not accept the registration of a project where  
13 a county official has not signed a verified statement. For  
14 projects involving parcels of land larger than ten acres, a  
15 county may require an applicant to obtain the county's approval  
16 of the subdivision of the land prior to the effective date of  
17 the condominium property regime."

18 SECTION 3. Statutory material to be repealed is bracketed  
19 and stricken. New statutory material is underscored.



# S.B. NO. 3231

1 SECTION 4. This Act shall take effect upon its approval.

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

*James L. ...*



# S.B. NO. 3231

**Report Title:**

Agricultural Districts; Condominium Property Regimes; Counties

**Description:**

Requires condominium maps for lands within an agricultural district to include a letter signed by an appropriate county official or agency certifying that the condominium property regime will conform to county zoning laws. Authorizes counties to require the county's approval of the subdivision of parcels of land larger than ten acres prior to the effective date of the condominium property regime.

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

