

Honolulu, Hawaii

FEB 11 , 2026

RE: H.B. No. 1737
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committees on Housing and Water & Land, to which was referred H.B. No. 1737 entitled:

"A BILL FOR AN ACT RELATING TO FARM EMPLOYEE HOUSING,"

beg leave to report as follows:

The purpose of this measure is to clarify that a farm dwelling permitted in the agricultural district includes a single-family farm dwelling with an accessory employee housing structure, subject to specified restrictions.

Your Committees received testimony in support of this measure from the Hawai'i Association of REALTORS; Hawai'i Farmers Union; Grassroot Institute of Hawaii; Housing Hawai'i's Future; and one individual. Your Committees received testimony in opposition to this measure from one individual. Your Committees received comments on this measure from the Department of Agriculture and Biosecurity; Office of Planning and Sustainable Development; Hawai'i Farm Bureau; and one individual.

Your Committees find that farmers throughout the State struggle to secure adequate onsite housing for employees, making it difficult to attract and retain the labor needed to sustain agricultural operations. Your Committees further find that outdated statutory definitions and lot size restrictions have created uncertainty for landowners and counties regarding whether



employee housing structures may be legally authorized alongside farm dwellings. This measure ensures that farmers have clear, reliable authority to provide appropriately scaled onsite employee housing, supporting long-term agricultural viability statewide.

Your Committees have amended this measure by:

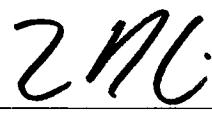
- (1) Replacing the terms "accessory employee housing structure" and "employee housing" with the term "farm employee housing" and inserting a definition for that term;
- (2) Clarifying the definition of "farm dwelling";
- (3) Deleting the savings clause;
- (4) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Water & Land that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1737, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1737, H.D. 1, and be referred to your Committee on Agriculture & Food Systems.

Respectfully submitted on
behalf of the members of the
Committees on Housing and Water
& Land,



MARK J. HASHEM, Chair



LUKE A. EVSLIN, Chair



Record of Votes of the Committee on Housing

Bill/Resolution No.:	Committee Referral:	Date:
HB1737	HSG/WAL, AGR, JHA	2/6/26

The committee is reconsidering its previous decision on the measure.

The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold
 Pass short form bill with HD to recommit for future public hearing (recommit)

HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)	✓			
2. MIYAKE, Tyson K. (VC)	✓			
3. COCHRAN, Elle	✓			
4. GRANDINETTI, Tina Nakada	✓			
5. KILA, Darius K.	✓			
6. KITAGAWA, Lisa	✓			
7. LA CHICA, Trish	✓			
8. MURAOKA, Christopher L.	✓			
9. PIERICK, Elijah	✓			
TOTAL (9)	9	0	0	0

The recommendation is: Adopted Not Adopted

If joint referral, _____ did not support recommendation.

committee acronym(s)

Vice Chair's or designee's signature: _____

Tyson Miyake

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State of Hawaii
House of Representatives
The Thirty-third Legislature

HSCR 179-26

Record of Votes of the Committee on Water & Land

Bill/Resolution No.:	Committee Referral:	Date:		
HB 1737	HSG/WAL, AGR, JHA	2/6/2026		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
WAL Members	Ayes	Ayes (WR)	Nays	Excused
1. HASHEM, Mark J. (C)	✓			
2. MORIKAWA, Dee (VC)	✓			
3. BELATTI, Della Au	✓			
4. ICHIYAMA, Linda				✓
5. IWAMOTO, Kim Coco	✓			
6. POEPOE, Mahina	✓			
7. WOODSON, Justin H.				✓
8. SHIMIZU, Garner M.	✓			
9. SOUZA, Kanani	✓			
TOTAL (9)	7	0	0	2
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
If joint referral, _____ did not support recommendation. committee acronym(s)				
Vice Chair's or designee's signature: _____ 				
Distribution: Original (White) – Committee		Duplicate (Yellow) – Chief Clerk's Office		Duplicate (Pink) – HMSO