
A BILL FOR AN ACT

RELATING TO DEVELOPMENT STANDARDS.

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

1 SECTION 1. This Act shall be known and may be cited as the
2 "Parking Reform and Modernization Act".

3 SECTION 2. The legislature finds that pre-determined
4 minimum parking mandates needlessly drive up the cost of
5 housing. The legislature further finds that in the city and
6 county of Honolulu, the cost of an average parking stall is
7 roughly \$68,000. The legislature also finds that, rather than
8 the counties taking a one-size-fits-all approach to minimum
9 parking mandates, the amount of parking for a project should be
10 determined on a case-by-case basis by permit applicants and in a
11 manner that is sensitive to actual community needs.

12 The purpose of this Act is to prohibit the counties from
13 imposing minimum parking mandates for certain developments and
14 to limit the minimum parking requirements that may be imposed
15 for other developments.



1 SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended
2 by adding a new section to part I to be appropriately designated
3 and to read as follows:

4 "§46- Minimum parking mandates; certain developments;
5 prohibited; limits. (a) Notwithstanding any other law, charter
6 provision, ordinance, code, or standard to the contrary, no
7 county shall impose a minimum parking mandate for:

- 8 (1) Accessory dwelling units, as defined by county
- 9 ordinance;
- 10 (2) Housing units or projects that are designated or
- 11 approved as affordable housing;
- 12 (3) Existing buildings changing use, including vacant
- 13 buildings;
- 14 (4) Residences under one thousand two hundred square feet;
- 15 (5) Senior housing;
- 16 (6) Housing for persons with disabilities;
- 17 (7) Child care facilities;
- 18 (8) Commercial spaces in mixed-use projects; and
- 19 (9) Any commercial building or facility with a total floor
- 20 area of no more than three thousand square feet.



1 (b) Except as otherwise provided in subsection (a), no
2 county shall require more than:

- 3 (1) 0.5 parking stall per residential dwelling unit; and
- 4 (2) One parking stall per one thousand square feet of
- 5 gross commercial floor area.

6 (c) Nothing in this section shall be construed to preclude
7 or limit requirements for the provision of accessible parking
8 stalls for persons with disabilities as required by the
9 Americans with Disabilities Act of 1990, as amended; the federal
10 Fair Housing Act; or any other applicable law.

11 (d) As used in this section, "affordable housing" means
12 housing that is affordable to households with incomes at or
13 below one hundred forty per cent of the area median family
14 income, as determined by the United States Department of Housing
15 and Urban Development, or as defined by the applicable county
16 for its affordable housing programs."

17 SECTION 4. Each county shall amend or repeal any charter
18 provision, ordinance, code, standard, or administrative
19 procedure necessary to comply with this Act no later than
20 July 1, 2027. On July 1, 2027, any charter provision,

1 ordinance, code, standard, or administrative procedure that
2 conflicts with this Act shall be void.

3 SECTION 5. New statutory material is underscored.

4 SECTION 6. This Act shall take effect on July 1, 3000;
5 provided that section 3 shall take effect on July 1, 2027.



Report Title:

Counties; Minimum Parking Mandates; Prohibitions

Description:

Beginning 7/1/2027, prohibits counties from imposing minimum parking mandates for certain developments and limits the minimum parking requirements that may be imposed for other developments. Effective 7/1/3000. (HD3)

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