
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,
14 high-impact segment of the permitting system. The SPEED task
15 force then submitted to the legislature a December 2025 final
16 report of the permitted interaction groups, representing a
17 combined report of the three permitted interaction groups, which



1 outlined findings regarding existing actions and persistent
2 challenges and presented initial recommendations for legislative
3 and 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
8 off-site construction, which the final report identifies as
9 having the potential to reduce plan-review workloads through the
10 use of standardized designs and state-level certification.
11 Currently, counties expend substantial resources reviewing
12 manufacturer documentation and verifying that off-site or
13 imported building components comply with state building codes,
14 which results in duplicative technical reviews across the
15 counties. The final report recommends that a state-administered
16 certification and inspection program for off-site construction
17 be developed as part of the State's broader housing and
18 infrastructure strategy.

19 Accordingly, the purpose of this Act is to establish and
20 appropriate funds for a working group within the state building



1 code council to develop proposals for an off-site construction
2 program.

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

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

- 7 (1) Be limited to off-site construction components and
8 designs for single-family homes less than one thousand
9 two hundred square feet that are constructed,
10 assembled, inspected, or installed in the State in
11 accordance with chapters 107, 444, and 448E, Hawaii
12 Revised Statutes;
- 13 (2) Centralize manufacturer certification and product
14 quality assurance;
- 15 (3) Curate a library of pre-approved components and
16 designs;
- 17 (4) Define clear regulations for use and inspection;
- 18 (5) Establish a process in which a state- or county-level
19 official would certify factories and inspect
20 standardized models for compliance with state building
21 codes and local conditions, while county agencies



- 1 would be responsible for site-specific review related
2 to foundations, utilities, installation, and hazard
3 exposure;
- 4 (6) Develop pre-approved plan sets for common housing
5 types, such as small multi-unit and single-family
6 infill development;
- 7 (7) Include funding to support the off-site construction
8 labor force in the State;
- 9 (8) Include policies to strengthen construction-material
10 supply chains and reduce dependence on import
11 pathways; and
- 12 (9) Be explicitly integrated with zoning, wastewater, and
13 infrastructure planning so that modular units are
14 directed to sites that can support them.
- 15 (c) The working group shall consist of the following
16 members:
- 17 (1) The chair of the state building code council, or the
18 chair's designee, who shall serve as chair;
- 19 (2) The director of the office of planning and sustainable
20 development, or the director's designee;



- 1 (3) One member of the senate, to be appointed by the
2 president of the senate; and
- 3 (4) One member of the house of representatives, to be
4 appointed by the speaker of the house of
5 representatives.
- 6 (d) The chair of the working group shall invite the
7 following individuals to serve as members of the working group:
- 8 (1) Six county building code officials, or their
9 designees, as designated by the chair;
- 10 (2) Two representatives with architectural experience;
- 11 (3) Two representatives with engineering experience;
- 12 (4) Five representatives from construction labor
13 organizations; provided that no less than two
14 representatives shall be from construction labor
15 organizations governed by chapter 448E, Hawaii Revised
16 Statutes;
- 17 (5) Three representatives from consumer advocacy
18 organizations;
- 19 (6) Two representatives from non-profit organizations
20 focused on housing;



1 (7) Three representatives from the financial services
2 industry; and

3 (8) Community stakeholders as designated by the chair.

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

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

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

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

15 SECTION 4. This Act shall take effect on July 1, 2055.



Report Title:

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

Description:

Implements certain recommendations of the SPEED Task Force. Establishes a working group within the State Building Code Council to develop proposals for an off-site construction program. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2055. (SD1)

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