

JAN 21 2026

A BILL FOR AN ACT

RELATING TO COUNTY PERMITTING AND INSPECTION.

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

1 SECTION 1. The legislature finds that the State submits
2 hundreds of building permit applications each year to county
3 permitting departments. The allocated costs for the projects
4 total hundreds of millions of dollars and support thousands of
5 jobs but often face considerable delays in the permit approval
6 process. During 2022 and 2023, more than ninety per cent of all
7 state building permit applications submitted to the city and
8 county of Honolulu department of planning and permitting took
9 longer than one hundred eighty days to obtain approval, with the
10 average approval length being approximately six hundred days.
11 This processing time was approximately six times longer than the
12 average private sector building permit application approval
13 time, and the delays increased state costs by more than
14 \$30,000,000 due to inflation.

15 The legislature further finds that exempting certain state
16 projects from county building permit requirements can help to
17 expedite state projects and reduce the workload of county



1 permitting offices, helping to decrease permit approval times
2 for private and other government permits.

3 The purpose of this Act is to authorize the State to exempt
4 certain state projects from the county building permit
5 requirements.

6 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
7 by adding a new section to be appropriately designated and to
8 read as follows:

9 "§46- County building permit requirements; state
10 projects; exemption; report. (a) Notwithstanding any other law
11 to the contrary, the State may exempt a state project from
12 county building permit requirements when that project is
13 compliant with applicable building codes or county, national, or
14 international prescriptive construction standards, including
15 construction, electrical, energy conservation, plumbing, and
16 sidewalk standards, as applicable; provided that the state
17 project is not located within a special flood hazard area as
18 identified on the Federal Emergency Management Agency's current
19 Flood Insurance Rate Maps.

20 (b) All projects exempted under subsection (a) shall be
21 included in a report that is regularly made available to the



1 public, such as in a board report or list of monthly
2 environmental exemption notifications.

3 (c) When a state agency undertakes a project that is to be
4 dedicated to a county and desires to be exempted from county
5 building permit requirements, the state agency may prepare a
6 programmatic or project-specific agreement with the county that
7 establishes requirements and standards for review and acceptance
8 by the county, such as inspection and certificate of occupancy
9 requirements and management of construction record
10 documentation.

11 (d) Any state agency desiring to utilize exemptions from
12 county permitting processes may establish a cooperative working
13 group with the counties and other stakeholders to identify any
14 collective needs at the state level to support the
15 identification of infrastructure adequacy, site development
16 reviews, building permits, inspections, certificates of
17 occupancy, and management of construction records. The
18 cooperative working group may:

19 (1) Identify state resources that may be needed to
20 coordinate and integrate such processes with the
21 counties and other stakeholders;



1 (2) Consider other actions that may be needed to support
2 state construction activities, such as the
3 establishment of a state development or zoning agency;
4 and

5 (3) Be established as a committee or permitted interaction
6 group of an existing board or interagency council.

7 (e) Each cooperative working group established pursuant to
8 subsection (d) shall be subject to the requirements of
9 chapter 92 and submit at least one interim progress report to
10 the legislature no later than twenty days prior to the convening
11 of the regular session immediately succeeding the establishment
12 of the cooperative working group.

13 (f) Nothing in this section shall relieve any state
14 project from the laws, ordinances, rules, and regulations of the
15 State and county or any departments or boards thereof with
16 respect to the construction, operation, and maintenance of the
17 state project, compliance with master plans or zoning laws or
18 regulations, compliance with building and health codes and other
19 laws, ordinances, or rules and regulations of similar nature
20 applicable to the state project.

21 (g) As used in this section:



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1 "Building permit" means an authorization required and
2 issued by a county to perform within the jurisdiction of the
3 county, specified work governed by the county's building,
4 construction, electrical, energy conservation, plumbing, or
5 sidewalk codes, as applicable.

6 "State agency" means any office, department, board,
7 commission, bureau, division, public corporation, agency, or
8 instrumentality of the State.

9 "State lands" means all land owned by the State through any
10 state agency.

11 "State project" means any undertaking of work or
12 improvement of state lands or any interest therein, developed,
13 acquired, constructed, reconstructed, rehabilitated, improved,
14 altered, or repaired by a state agency."

15 SECTION 3. This Act does not affect rights and duties that
16 matured, penalties that were incurred, and proceedings that were
17 begun before its effective date.

18 SECTION 4. New statutory material is underscored.

19 SECTION 5. This Act shall take effect on July 1, 2050.

20
INTRODUCED BY: _____



S.B. NO. 2066

Report Title:

State Agencies; Counties; State Projects; County Building Permit Requirements; Exemption; Public Disclosure; Programmatic or Project-Specific Agreements; Cooperative Working Groups; Report

Description:

Allows state projects to be exempted from county building permit requirements under certain conditions. Requires all exempted state projects to be included in a report that is regularly made available to the public. Allows state agencies that undertake projects to be dedicated to a county to prepare programmatic or project-specific agreements that establish requirements and standards for review and acceptance if the agency wants the project to be exempted. Allows state agencies that want to be exempted from county permitting processes to establish a cooperative working group. Requires cooperative working groups to submit an interim report to the Legislature before the Regular Session of 2027. Effective 7/1/2050.

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

