

JAN 21 2026

A BILL FOR AN ACT

RELATING TO THE LAND USE COMMISSION.

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

1 SECTION 1. The legislature finds that the State and
2 counties have separate systems of land use regulations. This
3 dual framework creates delays and adds to the cost of affordable
4 housing development.

5 Accordingly, the purpose of this Act is to expedite the
6 development of affordable housing by requiring the land use
7 commission, at the request of a county, to reclassify lands
8 designated for urban growth under a county general or
9 development plan as being in the urban state land use district.

10 SECTION 2. Chapter 205, Hawaii Revised Statutes, is
11 amended by adding a new section to part I to be appropriately
12 designated and to read as follows:

13 "§205- Amendments to urban district boundaries based on
14 county general plan or county development plan. (a)

15 Notwithstanding sections 205-3.1 and 205-4, upon request of a
16 county, the commission shall reclassify lands not in the urban
17 district, but that are designated for urban growth under a



1 county general plan or county development plan pursuant to
2 section 226-58, as being in the urban district; provided that
3 the requisite analyses are completed before a request is
4 submitted to the commission.

5 (b) To implement the reclassification of lands described
6 in this section, the county shall submit to the commission a
7 request to amend the urban district boundary that includes a
8 description and a metes and bounds map of the affected property.
9 Within ninety days of receipt of the request, the commission
10 shall:

11 (1) Update the boundary lines between land use districts
12 on the United States Geological Survey quadrangle maps
13 filed at the commission pursuant to the notice from
14 the county; and

15 (2) Notify the county that the quadrangle maps filed at
16 the commission have been updated in response to the
17 request.

18 (c) An amendment made to state land use district
19 boundaries pursuant to this section shall become effective on
20 the day that the commission notifies the county that the
21 quadrangle maps filed at the commission have been updated.



1 (d) The commission shall adopt rules in accordance with
2 chapter 91 to implement this section."

3 SECTION 3. New statutory material is underscored.

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

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INTRODUCED BY:

JK 5



S.B. NO. 2185

Report Title:

LUC; Counties; County General Plan; State Land Use Urban
District Boundaries; Reclassification

Description:

Requires the Land Use Commission to reclassify lands that are designated for urban growth under a county general plan or county development plan as being in the urban district at the request of the county.

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

