
A BILL FOR AN ACT

RELATING TO LAND USE.

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.

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



1 "§46- Minimum parking mandates; certain developments;
2 prohibited. (a) Notwithstanding any other law, charter
3 provision, ordinance, code, or standard to the contrary, no
4 county shall impose a minimum parking mandate for:

5 (1) Housing units or projects that are designated or
6 approved as affordable housing;

7 (2) Existing buildings changing use, including vacant
8 buildings;

9 (3) Residences under one thousand two hundred square feet;
10 (4) Senior housing;

11 (5) Housing for persons with disabilities;

12 (6) Commercial spaces in mixed-use projects; and

13 (7) Any new development or redevelopment project located
14 within a transit-oriented development infrastructure
15 improvement program area established pursuant to
16 section 206E-243.

17 (b) Nothing in this section shall be construed to preclude
18 or limit requirements for the provision of accessible parking
19 stalls for persons with disabilities as required by the
20 Americans with Disabilities Act of 1990, as amended; the federal
21 Fair Housing Act; or any other applicable law.



1 (c) As used in this section, "affordable housing" means
2 housing that is affordable to households with incomes at or
3 below one hundred forty per cent of the area median family
4 income, as determined by the United States Department of Housing
5 and Urban Development, or as defined by the applicable county
6 for its affordable housing programs."

7 SECTION 4. Each county shall amend or repeal any charter
8 provision, ordinance, code, standard, or administrative
9 procedure necessary to comply with this Act no later than
10 July 1, 2027. On July 1, 2027, any charter provision,
11 ordinance, code, standard, or administrative procedure that
12 conflicts with this Act shall be void.

13 SECTION 5. New statutory material is underscored.

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



Report Title:

Minimum Off-Street Parking Requirements; Prohibited

Description:

Beginning 7/1/2027, prohibits counties from imposing minimum parking mandates for certain developments. Effective 7/1/3000.
(HD1)

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

