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



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

18       Accordingly, the purpose of this Act is to establish and  
19 appropriate funds for a working group within the state building  
20 code council to develop proposals for an off-site construction  
21 program.



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

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

5 (1) Be limited to off-site construction components and  
6 designs for single-family homes less than one thousand  
7 two hundred square feet;

8 (2) Centralize manufacturer certification and product  
9 quality assurance;

10 (3) Curate a library of pre-approved components and  
11 designs;

12 (4) Define clear regulations for use and inspection;

13 (5) Establish a process in which a state-level entity  
14 would certify factories and standardized models for  
15 compliance with state building codes and local  
16 conditions, while county agencies would be responsible  
17 for site-specific review related to foundations,  
18 utilities, installation, and hazard exposure;

19 (6) Develop pre-approved plan sets for common housing  
20 types, such as small multi-unit and single-family  
21 infill development;



1 (7) Include funding to support the off-site construction  
2 labor force in the State;

3 (8) Include policies to strengthen construction-material  
4 supply chains and reduce dependence on import  
5 pathways; and

6 (9) Be explicitly integrated with zoning, wastewater, and  
7 infrastructure planning so that modular units are  
8 directed to sites that can support them.

9 (c) The working group shall consist of the following  
10 members:

11 (1) The chair of the state building code council, or the  
12 chair's designee, who shall serve as chair; and

13 (2) The director of the office of planning and sustainable  
14 development, or the director's designee.

15 (d) The chair of the working group shall invite the  
16 following individuals to serve as members of the working group:

17 (1) One representative with architectural experience;

18 (2) One representative with engineering experience;

19 (3) One representative from a labor organization;

20 (4) One representative from a consumer advocacy  
21 organization;



1 (5) One representative from a non-profit organization  
2 focused on housing;

3 (6) One representative from the financial services  
4 industry; and

5 (7) Community stakeholders as designated by the chair.

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

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

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

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

17 SECTION 4. This Act shall take effect on July 1, 2050.

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S.B. NO. 3187  
S.D. 1

**Report Title:**

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

**Description:**

Implements certain recommendations of the SPEED Task Force. Establishes and appropriates funds for a working group within the State Building Code Council to develop proposals for an off-site construction program. Effective 7/1/2050. (SD1)

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

