
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;
- 10 (2) Centralize manufacturer certification and product
11 quality assurance;
- 12 (3) Curate a library of pre-approved components and
13 designs;
- 14 (4) Define clear regulations for use and inspection;
- 15 (5) Establish a process in which a state-level entity
16 would certify factories and standardized models for
17 compliance with state building codes and local
18 conditions, while county agencies would be responsible
19 for site-specific review related to foundations,
20 utilities, installation, and hazard exposure;



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



- 1 (3) representatives from labor organizations;
2 provided that no less than two of these
3 representatives shall be from construction labor
4 organizations representing individuals licensed under
5 chapter 448E, Hawaii Revised Statutes;
- 6 (4) One representative from a consumer advocacy
7 organization;
- 8 (5) One representative from a non-profit organization
9 focused on housing;
- 10 (6) One representative from the financial services
11 industry; and
- 12 (7) Community stakeholders as designated by the chair.
- 13 (e) The working group shall submit a report of its
14 findings and recommendations, including any proposed
15 legislation, to the legislature no later than twenty days prior
16 to the convening of the regular session of 2027.
- 17 (f) The working group shall be dissolved on June 30, 2027.
- 18 SECTION 3. There is appropriated out of the general
19 revenues of the State of Hawaii the sum of \$ or so
20 much thereof as may be necessary for fiscal year 2026-2027 for
21 the off-site construction working group.



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

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



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. (SD2)

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