

Honolulu, Hawaii

FEB 11 , 2026

RE: H.B. No. 1719
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committees on Housing and Water & Land, to which was referred H.B. No. 1719 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Establish that manufactured homes are a permitted use by right on residentially zoned lots within the urban district;
- (2) Limit the use of residential building design elements to deny or discourage otherwise code-compliant manufactured homes;
- (3) Prohibit homeowners' associations and private governing bodies from enforcing covenants that actively or effectively prohibit lawful manufactured housing;
- (4) Prohibit counties from requiring federally compliant manufactured homes to also comply with the Hawaii State Building Code or county building codes regarding construction and safety matters; and



- (5) Specify that a manufactured home is considered real property, thereby requiring its transfer, conveyance, and mortgage to follow the same requirements applicable to other real property.

Your Committees received testimony in support of this measure from the Hawai'i Association of REALTORS; Hawai'i YIMBY; Grassroot Institute of Hawaii; Housing Hawai'i's Future; and two individuals. Your Committees received comments on this measure from one individual.

Your Committees find that Hawaii continues to face a severe housing shortage that leaves many local families priced out of homeownership and long-term rental options. Your Committees further find that manufactured homes, when installed on permanent foundations and connected to utilities, provide a safe, lower-cost, and timely alternative to traditional site-built construction. However, local zoning rules, design requirements, and private covenants often create unnecessary barriers that prevent their use. This measure ensures counties retain authority over foundations, installation, and utilities so that manufactured homes can serve as a viable affordable housing option statewide.

Your Committees have amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Water & Land that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1719, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1719, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.



Respectfully submitted on
behalf of the members of the
Committees on Housing and Water
& Land,



MARK J. HASHEM, Chair



LUKE A. EVSLIN, Chair



