

Honolulu, Hawaii

FEB 17 , 2026

RE: H.B. No. 1725  
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. 1725 entitled:

"A BILL FOR AN ACT RELATING TO BUILDING CODES,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Fix the applicable building codes, standards, and county amendments for the life of a building permit, subject to certain exceptions and rules;
- (2) Specify the applicability of the International Residential Code;
- (3) Authorize a county to adopt amendments to the Hawaii State Building Code, under certain conditions, and repeal the counties' existing authority to amend or adopt the building code without council approval;
- (4) Beginning on the effective date of the next statewide applicable codes as the Hawaii State Building Code, change the adoption of the Hawaii State Building Code from a two-year cycle to a six-year cycle; and



- (5) Appropriate funds for the State Building Code Council for staffing and consultant services.

Your Committees received testimony in support of this measure from one member of the Kaua'i County Council; Holomua Collaborative; Top Priority, Inc.; Pacific Home and Appliance Distribution; American Institute of Architects, Hawai'i State Council; D.R. Horton Hawaii; Hawai'i YIMBY; National Association of Home Builders; Building Industry Association of Hawaii; NAIOP Hawaii; Pacific Resource Partnership; Grassroot Institute of Hawaii; Housing Hawai'i's Future; Stanford Carr Development, LLC; Gentry Homes, LTD; Title Guaranty of Hawai'i; Mana Up; Chamber of Commerce Hawaii; Complete Construction Services Corp.; and two individuals. Your Committees received testimony in opposition to this measure from the International Code Council; ASHRAE; and National Electrical Manufacturers Association.

Your Committees find that frequent changes to building codes during construction create costly redesigns, rework, and delays, particularly when counties allow early-start work before a final permit is issued. Your Committees further find that fragmented local amendments, short statewide adoption cycles, and the application of commercial-scale code requirements to small residential buildings increase housing costs and limit the ability of families to build or legalize homes safely. This measure ensures predictability, reduces unnecessary re-work, and supports more efficient housing delivery across the State.

Your Committees have amended this measure by:

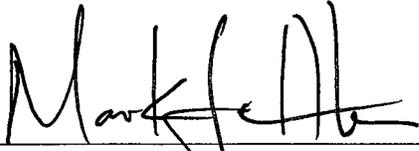
- (1) Clarifying that the applicable building code remains in effect for the term of a project only when a county issues an authorization to proceed with construction;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments 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. 1725, as amended herein, and recommend that it pass



Second Reading in the form attached hereto as H.B. No. 1725, H.D. 1, and be referred to your Committee on Finance.

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



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MARK J. HASHEM, Chair



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LUKE A. EVSLIN, Chair





