

Honolulu, Hawaii

FEB 17 , 2026

RE: H.B. No. 1845
H.D. 1

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

Madame:

Your Committee on Water & Land, to which was referred H.B. No. 1845 entitled:

"A BILL FOR AN ACT RELATING TO THE LAND USE COMMISSION,"

begs leave to report as follows:

The purpose of this measure is to specify that a simple majority of affirmative votes of the members of the Land Use Commission present at a meeting and qualified to vote is required for any boundary amendment.

Your Committee received testimony in support of this measure from the Grassroot Institute of Hawaii. Your Committee received testimony in opposition to this measure from the Sierra Club of Hawai'i; Moanalua Gardens Foundation; Chamber of Sustainable Commerce; Free Access Coalition; and numerous individuals. Your Committee received comments on this measure from the Department of the Attorney General; Office of Planning and Sustainable Development; and Land Use Commission.

Your Committee finds that the time and cost required to construct new housing can be substantially increased by delays in obtaining required permits and approvals. Your Committee further finds that under existing state law, six out of the nine members of the Land Use Commission must affirmatively vote to approve any boundary amendment, regardless of any vacancies or absences among



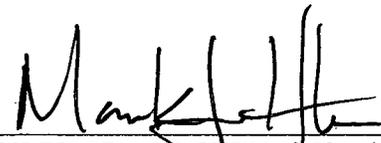
Commission members. This measure seeks to expedite the Land Use Commission's approval process, which would help to accelerate the development of housing for Hawaii's people.

Your Committee has amended this measure by:

- (1) Clarifying that a majority of all members to which the Land Use Commission is entitled shall be necessary to constitute a quorum;
- (2) Clarifying that a two-thirds vote shall be necessary for actions taken by the Land Use Commission regarding Important Agricultural Lands;
- (3) Changing its effective date to July 1, 3000, to encourage further discussion; and
- (4) Making a technical, nonsubstantive amendment for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1845, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1845, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on
behalf of the members of the
Committee on Water & Land,



MARK J. HASHEM, Chair



