

Honolulu, Hawaii

MAR 06 , 2026

RE: H.B. No. 1845
H.D. 2

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

Madame:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred H.B. No. 1845, H.D. 1, 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:

- (1) 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;
- (2) Clarify that a majority of all members to which the Land Use Commission is entitled shall be necessary to constitute a quorum; and
- (3) Clarify that a two-thirds vote shall be necessary for actions taken by the Land Use Commission regarding Important Agricultural Lands.

Your Committee received testimony in support of this measure from the Grassroot Institute of Hawaii; Avalon Development Company; and Housing Hawai'i's Future. Your Committee received testimony in opposition to this measure from one member of the Maui County Council; Sierra Club of Hawai'i; Hawaii Reef and Ocean



Coalition; Climate Protectors Hawaii; Environmental Caucus of the Democratic Party of Hawai'i; Kupuna for the Mo'opuna; Shimanchu Mamuyaa; Hanalei Watershed Hui; Hawai'i Regional Council of Carpenters; Pacific Resource Partnership; Green Party of Hawai'i; Kauai Climate Action Coalition; and numerous individuals. Your Committee received comments on this measure from the Land Use Commission and Office of Planning and Sustainable Development.

Your Committee finds that although the Land Use Commission plays a critical role in safeguarding statewide public interests in land use decision-making, delays and uncertainty in the land use approval process have contributed to increased costs and barriers to housing development. Your Committee further finds existing law requires six out of nine members of the Land Use Commission to affirmatively vote to approve any boundary amendment, regardless of any vacancies or absences among Commission members. This measure seeks to expedite the approval process by amending the voting requirements to require a simple majority of affirmative votes by present Land Use Commission members for district boundary amendments while preserving the Hawaii State Constitution's requirements relating to Important Agricultural Lands.

Your Committee has amended this measure by 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 Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1845, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as H.B. No. 1845, H.D. 2.



Respectfully submitted on
behalf of the members of the
Committee on Judiciary &
Hawaiian Affairs,

David Tarnas

DAVID A. TARNAS, Chair



MSR 176-26

Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.: <i>HB1845 HDI</i>	Committee Referral: <i>WAL, JHA</i>	Date: <i>2/24/2026</i>		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
JHA Members	Ayes	Ayes (WR)	Nays	Excused
1. TARNAS, David A. (C)	✓			
2. POEPOE, Mahina (VC)			✓	
3. BELATTI, Della Au	✓			
4. COCHRAN, Elle			✓	
5. HASHEM, Mark J.				✓
6. KAHALOA, Kirstin	✓			
7. SAYAMA, Jackson D.	✓			
8. TAKAYAMA, Gregg	✓			
9. GARCIA, Diamond				✓
10. SHIMIZU, Garner M.			✓	
TOTAL (10)	<i>5</i>	<i>0</i>	<i>3</i>	<i>2</i>
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="text-align:center; font-size: small;">committee acronym(s)</div>				
Vice Chair's or designee's signature:				
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