

Honolulu, Hawaii

FEB 20 2026

RE: S.B. No. 2006

S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir:

Your Committees on Agriculture and Environment and Housing,
to which was referred S.B. No. 2006 entitled:

"A BILL FOR AN ACT RELATING TO FARM EMPLOYEE HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to clarify that a
"farm dwelling" permitted in an agricultural district includes a
single-family farm dwelling with an accessory employee housing
structure, subject to certain restrictions.

Your Committees received testimony in support of this measure
from the Hawai'i Association of REALTORS, Grassroot Institute of
Hawaii, Hawai'i Farmers Union United, Housing Hawai'i's Future, one
member of the Maui County Council, one member of the Kaua'i County
Council, and three individuals.

Your Committees received testimony in opposition to this
measure from two individuals.

Your Committees received comments on this measure from the
Department of Agriculture and Biosecurity, Office of Planning and
Sustainable Development, Department of Planning and Permitting of
the City and County of Honolulu, and Hawai'i Farm Bureau.

Your Committees find that farm dwellings and farm worker
housing play an important role in sustaining local agricultural



production and supporting the agricultural industry in the State. Further, increasing the supply of farm employee housing helps bona fide farms retain workers and helps to alleviate the State's housing shortage. Your Committees further find that on-site housing allows farmers and ranchers to live near their operations, respond to livestock and crop needs, deter agricultural crimes, and maintain productive farms, particularly in rural areas where housing options are limited. Therefore, this measure will support the State's agricultural sector by allowing flexibility for various forms of housing for farm workers.

Your Committees acknowledge the concerns raised in multiple testimonies that this measure may have the unintended consequence of restricting agricultural tourism activities that provide important supplemental income for bona fide farming operations. While farm employee housing is intended solely for agricultural workers and shall not be used for visitor accommodations, it is not the intent of your Committees to restrict agricultural tourism activities when those activities are secondary and incidental to a bona fide agricultural operation.

Your Committees further acknowledge the concerns raised in testimony by the Office of Planning and Sustainable Development regarding the ambiguity of the term "farm dwelling". Therefore, amendments to this measure are necessary to address these concerns.

Your Committees have amended this measure by:

- (1) Inserting language that authorizes farm employee housing on agricultural districts;
- (2) Restoring the definition of "farm dwelling" in existing law and further specifying that "farm dwelling" means a single-family dwelling located on and accessory to a farm where agricultural activity provides income to the family occupying the dwelling;
- (3) Inserting the definition of "farm employee housing";
- (4) Clarifying that agricultural tourism activities may occur on the same parcel as a farm dwelling when the activities are secondary and incidental to a bona fide



agricultural operation, do not occur within farm employees housing units, and comply with county ordinances adopted pursuant to section 205-5, Hawaii Revised Statutes; and

- (5) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Agriculture and Environment and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2006, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2006, S.D. 1, and be referred to your Committee on Judiciary.

Respectfully submitted on
behalf of the members of the
Committees on Agriculture and
Environment and Housing,

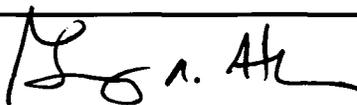

STANLEY CHANG, Chair


MIKE GABBARD, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:*	Committee Referral:	Date:		
SR 2006	AEN/HOU, TPC	02/12/2026		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is:				
<input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
HASHIMOTO, Troy N. (VC)	✓			
ELEFANTE, Brandon J.C.	✓			
RHOADS, Karl	✓			
FEVELLA, Kurt				/
TOTAL	4	0	0	1
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution:				
Original File with Committee Report	Yellow Committee	Pink Drafting Agency		

*Only one measure per Record of Votes