

STAND. COM. REP. NO. **2225**

Honolulu, Hawaii

FEB 12 2026

RE: S.B. No. 2398
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 Energy and Intergovernmental Affairs and Housing, to which was referred S.B. No. 2398 entitled:

"A BILL FOR AN ACT RELATING TO RESIDENTIAL HOUSING UTILITIES,"

beg leave to report as follows:

The purpose and intent of this measure is to require county boards of water supply to publicly disclose through its website service connection availability for residential permitting and construction.

Your Committees received testimony in support of this measure from the Hawai'i Association of REALTORS and Hawai'i YIMBY.

Your Committees received testimony in opposition to this measure from the Honolulu Board of Water Supply, Department of Water Supply of the County of Hawai'i, and Office of the Mayor of the County of Maui.

Your Committees find that water systems are considered critical infrastructure by the federal government and provide essential water service for both agriculture and residential purposes throughout the State. Reliable access to water is one of the most basic requirements for housing, yet uncertainty about water service availability continues to delay or halt residential construction and permitting across the State. Your Committees



further find that in the midst of a severe housing shortage and affordability crisis, uncertainty around infrastructure can add unnecessary delays, costs, and risk to housing projects. By requiring the county boards of water supply to provide service connection availability information, this measure will help align housing development with real-world infrastructure conditions.

Your Committees acknowledge the testimony from the Honolulu Board of Water Supply and Department of Water Supply of the County of Hawaii expressing concerns regarding critical infrastructure safety, generalized maps ambiguity, the burdens of contested cases, and increased liability risk. Therefore, amendments to this measure are necessary to address these concerns.

Accordingly, your Committees have amended this measure by:

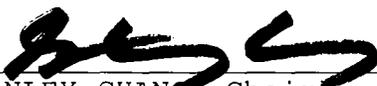
- (1) Clarifying that the boards of water supply shall publish generalized reference maps and information rather than detailed or specific data;
- (2) Inserting language that authorizes the boards of water supply to publish a disclaimer that the reference maps and accompanying data is preliminary;
- (3) Deleting language that would have allowed a parcel owner to appeal any map or analysis published by the boards of water supply;
- (4) Deleting language that would have authorized residential building permit applicants and related agencies to rely on the published maps;
- (5) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (6) 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 Energy and Intergovernmental Affairs and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2398, as amended herein, and recommend that it pass Second Reading in the form attached

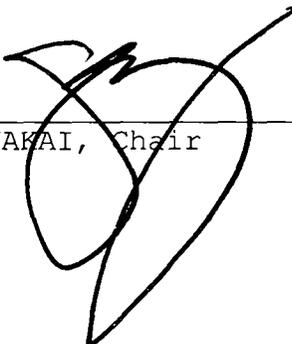


hereto as S.B. No. 2398, S.D. 1, and be referred to your Committee on Commerce and Consumer Protection.

Respectfully submitted on behalf of the members of the Committees on Energy and Intergovernmental Affairs and Housing,



STANLEY CHANG, Chair



GLENN WAKAI, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Energy and Intergovernmental Affairs
EIG

Bill / Resolution No.:* SB2308	Committee Referral: EIG/HOU, CPN	Date: 2/5/2026		
<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
WAKAI, Glenn (C)	✓			
CHANG, Stanley (VC)	✓			
DECOITE, Lynn				✓
RICHARDS, III, Herbert M. "Tim"		✓		
FEVELLA, Kurt				✓
TOTAL	2	1		2
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
Distribution: Original Yellow Pink File with Committee Report Committee Drafting Agency				

*Only one measure per Record of Votes

The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 2398	Committee Referral: EIG/HOU, CPN	Date: 2/5/2026
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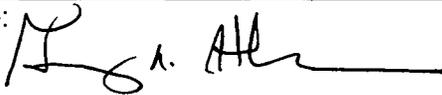
The Committee is reconsidering its previous decision on this measure.
 If so, then the previous decision was to: _____

The Recommendation is:

Pass, unamended 2312
 Pass, with amendments 2311
 Hold 2310
 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:
 Adopted
 Not Adopted

Chair's or Designee's Signature: 

Distribution:
 Original Yellow Pink
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***Only one measure per Record of Votes**