

STAND. COM. REP. NO. 2683

Honolulu, Hawaii

FEB 20 2026

RE: S.B. No. 2401
S.D. 1

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

Sir:

Your Committee on Water, Land, Culture and the Arts, to which was referred S.B. No. 2401 entitled:

"A BILL FOR AN ACT RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Authorize the Office of Planning and Sustainable Development to approve the establishment of regional shoreline mitigation districts to facilitate regional coordination by shoreline property owners to address coastal erosion;
- (2) Require the preparation of a regional coastal erosion and sediment management plan for each regional shoreline mitigation district;
- (3) Establish procedures for the review of state and county permits associated with regional shoreline mitigation districts;
- (4) Establish the support and integration of regional coastline erosion and sediment management planning as a policy under the coastal zone management program;



- (5) Establish one full-time (1.0 FTE) temporary position;
and
- (6) Appropriate funds.

Your Committee received testimony in support of this measure from Oceanit Laboratories, Inc.; Hawai'i Association of REALTORS; Kahana Bay Steering Committee; and thirteen individuals.

Your Committee received testimony in opposition to this measure from the Department of Land and Natural Resources.

Your Committee received comments on this measure from the Office of Planning and Sustainable Development.

Your Committee finds that shorelines across the State are experiencing coastal erosion and sea-level rise, which has impacted housing stability and insurability in affected shoreline communities. The current parcel-by-parcel approach to erosion mitigation is not well-suited to the reality that erosion spans the coastline. Consequently, the parcel-by-parcel approach yields inconsistent results along the coastline that vary from property to property and within regional areas. A more coordinated and comprehensive regional approach grounded in a defined framework for regional planning, programmatic environmental review, and coordinated agency decision-making would provide a long-term planning solution to longstanding erosion concerns. This measure will authorize the establishment of regional shoreline mitigation districts to support coastline protection measures that are science-based, regionally designed, environmentally reviewed, and publicly accountable.

Your Committee has amended this measure by:

- (1) Deleting the definitions of "emergency erosion mitigation structure" and "regional coastal erosion and sediment management plan";
- (2) Deleting language that would have required the Office of Planning and Sustainable Development to identify potential regional shoreline mitigation districts; coordinate interagency review; facilitate participation by shoreline property owners; and receive, evaluate, and



approve regional coastal erosion and sediment management plans for each shoreline mitigation district;

- (3) Deleting language that would have authorized the Office of Planning and Sustainable Development to recognize and approve a shoreline mitigation district upon petition by certain property owners and the applicable county;
- (4) Deleting language that would have established certain requirements and procedures for a regional coastal erosion and sediment management plan;
- (5) Deleting language that would have authorized the consideration of certain financing mechanisms to implement a regional coastal erosion and sediment management plan;
- (6) Deleting language that would have required county agencies and the Board of Land and Natural Resources to review any permit and approval applications required to implement shoreline erosion mitigation actions within a regional shoreline mitigation district for consistency with the applicable approved regional coastal erosion and sediment management plan;
- (7) Inserting language to require that the Office of Planning and Sustainable Development serve in a planning and coordinating role to develop shoreline adaptation pathways planning for regional shoreline mitigation districts designated by the Office and identify potential shoreline adaptation districts, facilitate participation by certain individuals, and provide technical assistance and planning guidance;
- (8) Inserting language to require that the Office of Planning and Sustainable Development coordinate shoreline adaptation pathways planning with the Department of Land and Natural Resources, applicable county planning department, and community;
- (9) Inserting language to require that the Office of Planning and Sustainable Development collaborate with community stakeholders and shoreline property owners and



consider certain criteria when developing a shoreline adaptation pathways plan;

- (10) Inserting language to require that any shoreline adaptation pathway identified or proposed in a shoreline adaptation pathways plan shall prioritize the preservation of public beaches and shall provide for lateral public access along the shoreline;
- (11) Inserting language to require that any shoreline adaptation plan to engage in culturally informed, community-engaged planning to determine the appropriate shoreline adaptation pathway;
- (12) Inserting language to require the Office of Planning and Sustainable Development to coordinate its review of a shoreline adaptation pathways plan with the Department of Land and Natural Resources, applicable county agencies, and relevant federal agencies;
- (13) Inserting language authorizing the Office of Planning and Sustainable Development, upon finalization of a shoreline adaptation pathways plan, to transmit the plan to the Board of Land and Natural Resources for approval;
- (14) Inserting language to authorize the Board of Land and Natural Resources to adopt a shoreline adaptation pathways plan after determining that the plan satisfies certain requirements;
- (15) Inserting language that amends the definition of "regional shoreline mitigation district" and that provides definitions for "shoreline adaptation pathways" and "shoreline adaptation pathways plan";
- (16) Deleting language that would have established procedures for the review of proposed permits or approval applications for a regional coastal erosion and sediment management plan located in the conservation district;
- (17) Inserting language to require that an applicant to submit to the Department of Land and Natural Resources



an adaptation pathways plan as part of a conservation district use permit application;

- (18) Deleting language that would have supported the integration of regional coastline erosion and sediment management planning as a policy under the coastal zone management program;
- (19) Inserting language to establish the support and integration of shoreline adaptation pathways planning for the preservation of public beaches and public resources, which may include the protection of shoreline properties, as a policy under the coastal zone management program;
- (20) Inserting additional legislative findings;
- (21) Amending section 1 to reflect its amended purpose; and
- (22) Inserting an effective date of January 1, 2065, to encourage further discussion;
- (23) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Water, Land, Culture and the Arts that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2401, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2401, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Water, Land,
Culture and the Arts,



CHRIS LEE, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Water, Land, Culture and the Arts
WLA

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 2401	WLA, WAM	2-18-2026		
<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
LEE, Chris (C)	✓			
INOUYE, Lorraine R. (VC)	✓			
CHANG, Stanley				✓
LAMOSAO, Rachele	✓			
DECORTE, Samantha	✓			
TOTAL	4			1
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