

STAND. COM. REP. NO. 2485

Honolulu, Hawaii

FEB 20 2026

RE: S.B. No. 3231

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 Energy and Intergovernmental Affairs, to which was referred S.B. No. 3231 entitled:

"A BILL FOR AN ACT RELATING TO AGRICULTURAL DISTRICTS,"

beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Require condominium maps for lands within an agricultural district to include a letter signed by an appropriate county official or agency certifying that the condominium property regime will conform to county zoning laws; and
- (2) Authorize counties to require the county's approval of the subdivision of parcels of land larger than ten acres prior to the effective date of the condominium property regime.

Your Committees received testimony in support of this measure from the Department of Agriculture and Biosecurity, Hawai'i Farm Bureau, and Hawai'i Food+ Policy.

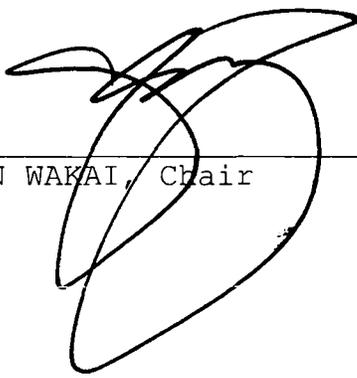
Your Committees find that agricultural lands subjected to condominium property regimes are at risk of facing increased land prices, soil degradation, watershed variability, and other strenuous environmental impacts that hinder agricultural



productivity. Your Committees further find that preserving the integrity of agricultural lands is integral to achieving the State's food security and economic diversification goals. This measure promotes accountability for land developers to safeguard agricultural lands from fragmentation and misuse.

As affirmed by the records of votes of the members of your Committees on Agriculture and Environment and Energy and Intergovernmental Affairs that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3231 and recommend that it pass Second Reading and be referred to your Committee on Commerce and Consumer Protection.

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



GLENN WAKAI, Chair



MIKE GABBARD, Chair



