

STATE OF HAWAII
DEPARTMENT OF HEALTH
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**Testimony COMMENTING on HB1742 HD2
RELATING TO HOUSING.**

REPRESENTATIVE DAVID A. TARNAS, CHAIR
HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN AFFAIRS

Hearing Date, Time and Room Number: 02/26/2026, 2:00 pm, 325

1 **Fiscal Implications:** None.

2 **Department Position:** The Department of Health (Department) offers comments.

3 **Department Testimony:** The Environmental Management Division, Wastewater Branch (EMD-
4 WWB) provides the following testimony on behalf of the Department.

5 Section 1, pages 3-4, contains proposed a definition for “self-contained relocatable
6 housing unit.” The Department has concerns about the proposed definition: “retains capability
7 for relocation without structural disassembly” and “operates independently of permanent
8 utilities using integrated or portable systems for power, water, and wastewater.”

9 Hawai'i Administrative Rules, Title 11, Chapter 62 (HAR 11-62) section 11-62-06(e)
10 states: “(e) No holding tank, except for public facilities, and no privy shall be used. No portable
11 toilets shall be used for any permanent structure unless approved by the director.”

12 The Department would like to note that if self-contained relocatable housing units
13 operate independently of permanent utilities using integrated or portable systems for power,
14 water, and wastewater, then the wastewater system may be considered a holding tank, which
15 is not allowed for non-public facilities (e.g., privately-owned structures) by the Department's
16 Wastewater Branch.

Section 1, pages 5-11 contain proposed statutes for self-contained relocatable housing units and ministerial zoning permits. The Department would like to mention limitations in wastewater disposal created by the following parts of the proposed statutes on page 8, lines 18-19, “(e) No building, electrical, or plumbing permit shall be required while the unit remains relocatable and self-contained” and on page 8, lines 20-21 and page 9, line 6 “(f) A permit may be revoked if the county finds clear and convincing evidence that the: . . . (3) Unit has been affixed or connected to utilities; . . .”

Regardless of whether the self-contained relocatable housing unit operates independently of permanent utilities using integrated or portable systems for power, water, and wastewater, the wastewater effluent disposal system will be limited. In accordance with the current version of this measure, the self-contained relocatable housing unit is not allowed to connect to a standard effluent disposal system such as an absorption bed, absorption trench, seepage pit, or subsurface irrigation system because none of these standard effluent disposal systems are portable. The only options for effluent disposal are:

- 1) Contracting continuous and frequent pumping and hauling from a registered pumper-hauler service company or
- 2) Becoming a registered pumper-hauler with the Department’s Wastewater Branch and continuously and frequently hauling the self-contained relocatable housing unit to and pumping the wastewater effluent into the nearest wastewater septage receiving facility.

Offered Amendments: None.

Thank you for the opportunity to testify on this measure.



February 26, 2026

The Honorable David A. Tarnas, Chair

House Committee on Judiciary & Hawaiian Affairs
State Capitol, Conference Room 325 & Videoconference

RE: House Bill 1742, HD2, Relating to Housing

HEARING: Thursday, February 26, 2026, at 2:00 p.m.

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports the intent** of House Bill 1742, HD2, which Part I: Authorizes the construction and occupation of self-contained relocatable housing units, with certain restrictions. Part II: Specifies that a manufactured home is considered real property, requiring its transfer, conveyance, and mortgage to follow the same recording and enforcement requirements as other real property. Effective 7/1/3000.

Hawaii faces a severe housing shortage and self-contained relocatable housing is one option that can help to address our state's housing challenges. Self-contained relocatable housing is movable and can operate independently of utilities and can be completed faster at a lower cost than many traditional homes. Removing barriers for this type of housing can help expand housing options and increase the supply of homes across the state.

Additionally, manufactured homes are built in controlled factory settings, which allows them to be completed faster, at a lower cost, and with less construction waste than many traditional homes. These homes also must meet federal building and safety standards established by the U.S. Department of Housing and Urban Development. By treating manufactured homes as real property rather than personal property may help improve access to financing for homeowners.

Mahalo for the opportunity to provide testimony on this measure.

February 26, 2026

TO: Chair Tarnas and Members of the Committee on Judiciary and Hawaiian Affairs

RE: HB 1742 HD2, Relating to Housing

Dear Chair Tarnas and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We strongly support House Bill 1742 HD2. This measure will enable a new form of housing that can provide immediate, flexible, and cost-effective options to meet urgent housing needs.

By authorizing the construction and occupation of these units under clear restrictions, the bill introduces a practical tool to increase housing inventory without requiring long-term land or infrastructure commitments. Allowing self-contained relocatable housing also supports the state's goals of resilience and adaptability. These units can be deployed quickly, relocated as community needs change, and may reduce barriers for individuals and families who otherwise would be unable to access traditional housing.

Hawai'i currently enjoys the lowest homeownership rate in the United States among young adults under the age of 35. We need to expand housing opportunities for our young residents, especially those members of our workforce who want to stay in Hawai'i for decades to come.

Please advance House Bill 1742 HD2.

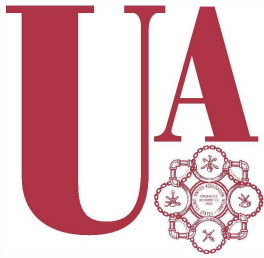
Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
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Founded 1889

PLUMBERS AND FITTERS LOCAL 675 UNITED ASSOCIATION



February 26, 2026

State House of Representatives
Committee on Judiciary and Hawaiian Affairs
Representative David Tarnas, Chair Representative
Mahina Poepoe, Vice Chair

Reference: **House Bill 1742 H.D. 2, Relating to Housing**
Hearing: Thursday, February 26, 2026, Room 325 at 2:00 pm

Aloha Chair Tarnas, Vice Chair Poepoe and Committee Members;

The Plumbers and Fitters UA Local 675 (“Local 675”) are one of three licensed crafts in Hawai`i’s construction industry. Its member apprentices and journeymen are guided by and licensed in accordance with the Uniform Plumbing Code who’s primary purpose is to protect the health, safety, and welfare of the public in the built environment.

Local 675 OPPOSES House Bill 1742 H.D. 2 which we believe would cause long term harm to local homeowners, the local construction industry, and the local economy. We believe this measure preempts the work of the SPEED Task Force established by Act 133, 2025 SLH. We further believe HB2606 H.D. 2, which is scheduled for a hearing on Friday, February 27, 2026, is a preferred and practical approach to implementing the recommendations of the SPEED Task Force and supporting locally sourced alternatives to housing solutions.

Most concerning, HB 1742 H.D. 2 circumvents city and/or county oversight and “home rule” by severely restricting the county’s authority to manage its own unique housing and land use policies. Equally as concerning, this measure continues to ignore the enforcement of local building codes and standards, authorizes automatic approvals and certificates of occupancy without local inspections, and shifts liability and accountability to the homeowner, all which place dwelling occupants and homeowners at risk and minimizes the health, welfare, and safety of the public.

Further, HB 1742 H.D. 2 encourages the export of precious local workforce opportunities, which in turn significantly impacts our apprenticeship programs ability to produce a locally trained and qualified workforce further exacerbating a lack of livable wage jobs, weakening our skilled labor pool, causing the continued outmigration of local residents, and increasing our future reliance on imported labor.

For these reasons, we respectfully request that you defer this measure. Mahalo for the opportunity to testify.

Feb. 26, 2026, 2 p.m.
Hawaii State Capitol
Conference Room 325 and Videoconference

To: House Committee on Judiciary and Hawaiian Affairs
Rep. David A. Tarnas, Chair
Rep. Mahina Poepoe, Vice Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: TESTIMONY IN SUPPORT OF HB1742 HD2 — RELATING TO HOUSING

Aloha chair, vice chair and other committee members,

The Grassroot Institute of Hawaii **supports** — and **offers an amendment** to — [HB1742 HD2](#), which would establish a framework for regulating and permitting self-contained, relocatable housing — in other words, homes that can be moved without being disassembled.

These units would give Hawaii residents more housing options and could help families more easily attain homeownership, perhaps through buying a self-contained, movable home and a small plot of land while saving money for a site-built home.

This bill would require these homes to meet various federal rules for prefabricated homes and comply with local building codes. These homes would also have to be able to operate with independent power, sewer and water systems, which would make them perfect for rural or off-grid living.

Last, the bill would establish a permitting process for self-contained housing and require that the counties issue ministerial zoning permits for such housing within 30 days of receiving a complete application.

Hawaii's slow permitting process discourages innovative housing options such as the ones mentioned in this bill. According to the Economic Research Organization at the University of Hawai'i, the average permitting wait time across the state for single-family homes was 188 days over the past five years.¹

The state also suffers from a shortage of skilled tradespeople, which causes housing projects to take longer and cost more.²

Creating a streamlined permitting process for homes such as these would especially help Lahaina residents who were affected by the August 2023 wildfires. People displaced by those fires could live in these units while waiting for building permits, then rent them out once their permanent homes are complete.

As to the amendment, Grassroot urges the committee to strike the following language from section 2:

(i) Any installation of a self-contained relocatable housing unit pursuant to this part shall be manufactured in the State or procured by a state-approved distributor.

Grassroot appreciates the intent behind this language, but there are currently no relocatable housing manufacturers in the state of Hawaii. Likewise, the bill does not define the term "state-approved distributor," which could significantly limit the effect of the bill.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ Daniela Bond-Smith, Trey Gordner, Rachel Inafuku. et al., "[The Hawaii Housing Factbook 2025](#)," Economic Research Organization at the University of Hawai'i, May 14, 2025, p. 27.

² "[Hawai'i Skilled Trades Workforce Analysis](#)," Hawaii Chamber of Commerce, May 2023.



DAMIEN T.K. KIM
President
IBEW 1186

MARC YAMANE
Vice President
Elevator Constructors
Local 126

PETER IRIARTE
Secretary/Treasurer
Operative Masons &
Plasterers Local 630

DOUGLAS FULP
Sergeant-At-Arms
Insulators Local 132

SAM BARRETT, JR.
Trustee
Plumbers & Fitters
Local 675

KEVIN HOLU
Trustee
Hawaii Teamsters Local 996

ART TOLENTINO
Sheetmetal Workers, I.A.
Local 293

JACOB EVENSON
Boilermakers Local 627

LEROY CHINCIO
IBEW Local 1260

PAT CORONAS
Bricklayers Local 1

ANA TUIASOSOPO
Operating Engineers Local 3

JOSEPH O'DONNELL
Ironworkers Local 625

PETER GANABAN
Laborers Local 368

DOUGLAS KEMA, JR.
District Council 50
Painters & Allied Trades
Local 1791
Carpet, Linoleum & Soft Tile
Local 1926
Drywall, Tapers & Finishers
Local 1944
Glaziers, Architectural Metal
&
Glassworkers Local 1889

VAUGHN CHONG
Roofers, Waterproofers, &
Allied Workers Local 221

February 25, 2026

Chair David A. Tarnas
Vice Chair Mahina Poepoe
Members of the House Committee
On Judiciary & Hawaiian Affairs

RE: OPPOSITION for HB 1742 – Relating to Housing

Aloha Chair Tarnas, Vice Chair Poepoe, and Members of the Committee,

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council (HBCTC) which represents 18 construction trade unions here in the State of Hawaii. The HBCTC OPPOSES HB1742 which Authorizes the construction and occupation of self-contained relocatable housing units, with certain restrictions

The Hawaii Building & Construction Trades Council generally opposes pre-fabricated/modular housing unless they are built here in Hawaii. Prefabricated/modular housing are brought in from other countries which have different Electrical Codes, Plumbing Codes, Building Codes, license requirements, inspection procedures, and other important safeguards that are required here in Hawaii. Would you and your family feel safe living in a home with electrical wiring, switches, outlets, etc. which were installed by an unlicensed worker who may not even be an electrician?

These are the reasons why the Hawaii Building & Construction Trades Council OPPOSES HB1742.

Mahalo Nui Loa,

Gino Soquena

Gino Soquena, Executive Director
Hawaii Building & Construction Trades Council, AFL-CIO

HB-1742-HD-2

Submitted on: 2/25/2026 11:53:06 AM

Testimony for JHA on 2/26/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Johnnie-Mae L. Perry	Individual	Comments	Written Testimony Only

Comments:

I, Johnnie-Mae L. Perry, Comment

TO INCLUDE DHHL PROJECTS

1742 HB RELATING TO HOUSING.