

JAN 21 2021

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# A BILL FOR AN ACT

RELATING TO HOUSING.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

- 1           SECTION 1. Chapter 226, Hawaii Revised Statutes, is  
2 amended by adding a new section to be appropriately designated  
3 and to read as follows:
- 4           "§226-    High density development. (a) Every development  
5 or redevelopment plan for any state property located within one-  
6 half mile of any station along a rail transit system shall have  
7 no:
- 8           (1) Limit on the height of any building;  
9           (2) Limit on the floor area ratio;  
10          (3) Restrictions against retail tenants at ground level;  
11          (4) Required setbacks;  
12          (5) Required number of parking spots;  
13          (6) Limitations on housing density less than two hundred  
14             and fifty units per acre; and  
15          (7) Inclusionary zoning requirements for housing that is  
16             available for sale to Hawaii residents who:  
17             (A) Are owner-occupants of the housing; and



# S.B. NO. 3

1           (B) Own no other real property.

2           (b) If a landowner who owns land adjacent to a station  
3 along a rail transit system submits a proposal to build a  
4 walkway directly into the adjacent station, the authority for  
5 the rail transit system shall accept the landowner's proposal.

6           (c) Within one-half mile of any station along a rail  
7 transit system, there may be created an infrastructure  
8 improvement district, in which the developer of infrastructure  
9 may recover the cost of the infrastructure by selling capacity  
10 to other private entities."

11           SECTION 2. New statutory material is underscored.

12           SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY: 



# S.B. NO. 3

**Report Title:**

Housing; High Density Housing; Rail Transit System

**Description:**

Promotes the construction of high density housing within a one-half mile radius of a rail station along a rail transit system.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

