

STAND. COM. REP. NO.

118

Honolulu, Hawaii

, 2021

FEB 10

RE: H.B. No. 502

H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 502
entitled:

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

begs leave to report as follows:

The purpose of this measure is to enable greater
opportunities to provide for housing in the State by allowing the
counties to adopt ordinances that allow for increased dwelling
density in certain rural districts.

Your Committee received testimony in support of this measure
from the Hawaii Association of REALTORS. Your Committee received
comments on this measure from the Department of Agriculture and
Office of Planning.

Your Committee finds that the State needs up to forty-six
thousand housing units to meet demand by 2030. This measure
allows the counties to adopt an ordinance to allow dwellings on
each quarter-acre in rural districts, which will provide
flexibility to the counties to address the State's housing
shortage.

2021-1310 HB502 HD1 HSCR HMSO



Your Committee has amended this measure by:

- (1) Specifying that any ordinance allowing one dwelling unit on each quarter-acre of land in the rural district shall ensure that each such dwelling be consistent with the applicable county general plan and community development plan;
- (2) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 502, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 502, H.D. 1, and be referred to your Committee on Water & Land.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


NADINE K. NAKAMURA, Chair



