



WELCOME!

Hawai'i Legislative Update

From the Legislative Advocacy Committee

Tuesday August 5, 11:30am-1pm



JULIE LAM, ASSOC. AIA
LAC Co-Chair



REID MIZUE, AIA
LAC Co-Chair



LORENA YAMAMOTO, AIA
LAC Co-Chair





Highlights from the 2025 State Legislative Session

- Agenda
 - Hawaii State Council (HSC) at a Glance
 - Role of the Legislative Advocacy Committee (LAC)
 - Updates on State bills passed in 2025
 - Q&A

Hawaii State Council (HSC) at a Glance

- AIA National
- Board Ratified Priorities
 - Housing
 - Code Advancement
 - Resiliency
 - Procurement

2025 State Bills

- Categories of Bills
 - Permitting
 - Special Management Areas (SMA)
 - SBCC (State Building Code Council)
 - Design and Building Related
 - Historic Preservation
 - Miscellaneous



2025 State Bills

Related to Permitting

SB 66

- SB66 introduced as part of continued legislative efforts to expedite housing production statewide
- Acknowledges housing crisis — Hawai'i needs 46,000+ homes by 2030
- Targets building permit delays as a core barrier to housing
- Original bill text included a **4-paragraph critique of the permitting process**

SB 66

- **AIA Hawai'i State Council (HSC) Response**
- **Submitted COMMENTS** — supportive of housing goals but raised concerns:
 - Permitting delays are complex and involve both **County and State agencies**
 - The proposed **60-day “shot-clock”** was seen as arbitrary and unrealistic
- AIA emphasized need for:
 - Respecting County home rule
 - Acknowledging layered reviews (e.g., Wastewater, Fire, Zoning, SHPD, etc.)
 - **Bill Progress and Outcome**
- Final version (CD1) **passed and signed into law as Act 295 (July 9, 2025)**
- Permits **expedited review after 60 business days**, but:
 - Only if applicant requests it
 - County retains authority to determine readiness and eligibility
- AIA pleased that:
 - Final language respects County home rule
 - State considered AIA's testimony in final bill structure

HB 1406

- HB1406 aims to address permitting delays by forming a State-led task force
- Proposed creation of "**SPEED**" Task Force (Simplifying Permitting for Enhanced Economic Development)
- Intent: Review County permitting processes and recommend legislative solutions
- **AIA HSC deferred testimony**, prioritizing:
 - **Reinstating the SBCC**
 - **SMA reform efforts**
- AIA raised concerns about legislators' limited understanding of the full permitting process

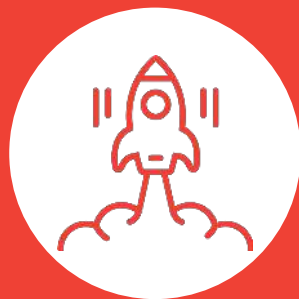
HB 1406

- **Bill Progress & Outcome:**
- HB1406 passed Final Reading; signed into law

- **SPEED Task Force:**
 - Chair appointed by Speaker of the House
 - 14 State officials, with Counties invited to participate
 - **Effective August 1, 2025 – June 30, 2027**

- State allocated \$100K/year (FY25–27) for staffing/admin

- **AIA perspective:**
 - We will have a seat on the task force
 - Some promise in collaboration, but
 - Frustration that SBCC funding remains unresolved despite ongoing advocacy



2025 State Bills

Related to Special

Management Areas

(SMA)

HB 732

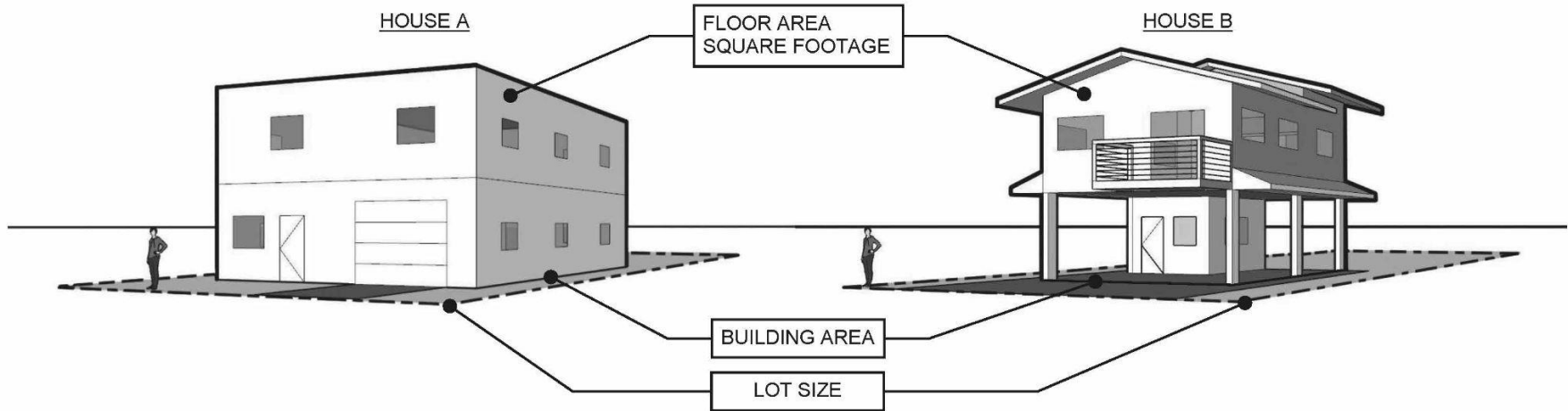
RELATING TO SHORELINE (SPECIAL) MANAGEMENT AREAS

- AIA supported HB 732 to streamline SMA minor permits.
- Original bill used a 3,500 SF size threshold — preferred over valuation.
- Final version only increased the **valuation threshold to \$750,000**.
- Square footage language was removed in Conference Committee.
- Became **Act 125** on May 29, 2025.
- AIA will keep advocating for **footprint-based** thresholds.

HB732

4.10.25

- TRIGGER FOR SMA MAJOR EXEMPTION
- INCREASE FROM \$500K TO \$750K.
 - BETTER DEFINED LIMIT OF "BUILDING AREA" OF FOOTPRINT ON LOT



	HOUSE A	HOUSE B
PROPERTY LOT	5,000 SF	5,000 SF
FLOOR AREA	3,000 SF	2,000 SF
BUILDING AREA (FOOTPRINT)	1,500 SF	1,000 SF
COST	$3,000\text{SF} \times \$250.00 = \underline{\$750,000}$	$2,000\text{SF} \times \$550.00 = \underline{\$1,100,000}$

SMA MAJOR / MINOR INTENT IS PRIMARILY FOR PROTECTING ENVIRONMENTAL SHORELINE RESOURCES. REGULATING BUILDING AREA (FOOTPRINT) IS MUCH MORE OF A DETERMINATION THAN COST.

YES BUILDING AREA

~~NO TO DOLLAR VALUATION~~

SB 1296

RELATING TO DISASTER RECOVERY

- Allows SMA permit exemption for **rebuilding after disasters**.
- Applies statewide to lawfully built structures.
- Must rebuild within **same footprint** and **outside shoreline hazard areas**.
- Aims to **speed up recovery** while keeping safeguards.
- Became **Act 304** on July 8, 2025.



2025 State Bills

Related to State Building
Code Council (SBCC)

Emergency Proclamation, Funding

- 14th Proclamation signed July 20, 2025
- Continues to suspend the SBCC
- Confusion persists
- One staff member hired within DAGS to work on a draft state code update for IRC, IBC, IECC, and IEBC anticipated fall of 2025.
- Staff is not a licensed professional.
- Hope to reconvene the SBCC in the fall.
 - Identify Executive Director and Executive Assistant candidates, though not yet funded

SCR 48 / SR 30

- Proposed **Senate Concurrent Resolution (SCR)** urged:
 - Governor, SBCC, County Building Depts., Mayors, and Housing Committee Chairs to **develop a comprehensive building code adoption strategy**
 - ICC to extend timeframes between code update cycles
- AIA HSC has met with Sen. Hashimoto over multiple sessions
 - Senator continues to view the unfunded SBCC as ineffective
 - Believes code adoption delays contribute to permit backlogs
- Resolution was ultimately **Deferred**
 - **Will not carry over** to the next Legislative Session

HCR 67 and HB 745

HCR67 (House Concurrent Resolution)

- Introduced by Rep. Evslin to develop a strategy for **timely building code adoption and updates**
- AIA HSC engaged in **multiple meetings and presentations** with Rep. Evslin
- Resolution was adopted by both House and Senate
- All County offices have been notified of the resolution

HB745 (AIA-Drafted Bill on SBCC)

- Aimed to **reinstate and fund** the State Building Code Council (SBCC)
- Passed all House committees **except Finance** – did **not crossover** to Senate
- Supported by Reps. Evslin and Hashem

Code Adoption Stance

AIA HSC Proposal for an Effective SBCC:

- Fund a paid executive and admin staff
- Provide training for County building officials
- Appoint County-relevant reps to SBCC
- Address County-specific code amendments during code cycle
—not after



2025 State Bills Related to Design and Building

HB 3202 (2024) / HB 541 (2025)

- HB 3202 - Zoning Update to allow 2 ADUs per lot
- HB 541 - Update on HB 3202 to remove Honolulu from the allowance
- **Final Status:** HB 3202 passed in 2024 and was signed by Governor. HB 541 DID NOT pass this legislative session but may return in 2026
- **Description / Explanation:** Attempt to stop 2 ADUs per lot in C&C of Honolulu.

HCR 66 / HR 60

- Point Access Block Construction
- **Final Status:** 04/16/25 Resolution adopted in final form.
- **Description / Explanation:** Allows for single loaded stairs in residential multi-family dwellings up to a maximum height of 6 stories.

HB 830 / SB 575

- Third Party Review (TPR) of historic properties within 60 days
- **Final Status:** 07/08/25 Signed by Governor and became Act 306
- **Description / Explanation:** Beginning 07/01/26, authorizes the State Historic Preservation Division to contract its review of proposed state projects and projects affecting historic properties to third-party consultants under certain circumstances.

SB 79

- 90 day limit on SHPD for State/County Housing Projects
- **Final Status:** 07/09/25 Signed by Governor and became Act 311
- **Description / Explanation:** Requires the Department of Land and Natural Resources to determine the effect of any proposed state or county housing projects that may affect a historical property, an aviation artifact, or a burial site within ninety days of a request for determination.

SB 15

- Historic Property Definition
- **Final Status:** 07/03/25 Signed by Governor and became Act 293
- **Description / Explanation:** Amends the definition of "historic property" to require that the property is over fifty years old and meets the criteria for inclusion in the Hawai'i Register of Historic Places. Excludes proposed projects on existing residential property and proposed projects that are in nominally sensitive areas from the State's Historic Preservation Program review, under certain circumstances.

HB 735

- Wastewater Systems
- **Final Status:** 06/25/25 Signed by Governor and became Act 224
- **Description / Explanation:** Allows an individual wastewater system to serve up to five bedrooms, regardless of the number of dwellings, dwelling units, or accessory units, whether attached or detached, with certain exclusions.

HB 422

- DOE School Impact Fees
- **Final Status:** 07/02/25 Signed by Governor and became Act 268
- **Description / Explanation:** Repeals the construction cost component of school impact fees. Exempts government housing developments, affordable housing units and projects, and Hawaiian home lands housing from school impact fees. Requires the School Facilities Authority to adopt rules governing fee collection. Increases the minimum number of units in a development to trigger land dedication provisions of the land component impact fee.

SB 698 / HB 356

- Safe Rooms
- **Final Status:** DID NOT pass this legislative session but may return in 2026
- **Description / Explanation:** Requires all newly constructed single-family residences and apartment buildings located within specified geographic areas to be built to withstand certain categories of hurricanes and to contain residential safe rooms with attached bathrooms.

HB 350 HD2 / SB 748

- Water Heater Alternatives
- **Final Status:** DID NOT pass this legislative session but may return in 2026
- **Description / Explanation:** Expands the types of water heater systems that may satisfy the relevant requirement for the issuance of a building permit for new single-family dwellings to include ENERGY STAR certified heat pump water heaters. Effective 7/1/3000.

SB 1669

RELATING TO TRANSIT ORIENTED DEVELOPMENT

- Creates a new agency to build **infrastructure in TOD areas**.
- AIA advocated for **EV charging, parks, and architect representation**.
- Senate version excluded AIA suggestions; House version included some.
- Conference Committee was convened in April.
- AIA continues pushing for **sustainability and design leadership**.

HB 420

RELATING TO REMEDIES

- Clarifies process for **construction defect disputes**.
- Sets rules for notices, repairs, timelines, and mediation.
- Improves **transparency and consistency**.
- Final version passed on April 30, 2025.
- Awaiting Governor's signature.

SB 1212

RELATING TO THE REAL ESTATE COMMISSION

- Proposed adding an **architect or engineer** to the Commission.
- AIA asked for clarity on the role and responsibilities.
- Supported the intent, but bill **stalled in the House**.
- Did not move past First Reading.

Thank you...