



2024 State Advocacy Summary

Aloha AIA Members Statewide,

As President of the AIA Hawaii State Council, I have had the pleasure of being heavily involved with our State Legislative Sessions for the past several years and will continue to be involved. The 2024 session closed officially with Session Adjournment Sine Die on Friday, May 3rd.



This year's session was highly volatile, and the AIA Legislative Advocacy Committee (LAC) encountered challenges that far exceeded their expectations based on the previous session. The committee had to navigate a series of unforeseen issues, highlighting the unpredictable nature of this year's legislative process.

One key issue was and continues to be our consideration of the State's mandated Code Cycle as seen in the controversial HB2089. We take note of the disparity between State legislation and County legislation working cohesively together.

Lawmaking that allows creative measures to help with Housing affects more than just our industry, as seen in SB3202. Although housing has long been an issue for our state, the

Legislature this year concentrated on numerous bills (for better and worse) impacting our profession in response to the Lahaina wildfires. The devastation affecting residents of Maui, and specifically Lahaina, has underscored the urgent need to increase the housing inventory statewide.

Overall, AIA Hawaii submitted written testimony for seven proposed bills and followed through with additional four testimonies for committee hearings. In addition, AIA Hawaii authored and successfully had two proposed bills to update SMA introduced.

Please read through our committee summary for details on the latest bills that we worked through diligently, advocating for you based on principles of life safety, resiliency, AIA policy, and historic legislative reference.

- Reid Mizue, AIA, Hawaii State Council President

STATE UPDATE

LICENSING AND CONSUMER PROTECTION

SB1461 / HB924 Relating to Building Industry Professionals – says that projects that must be prepared by an architect or engineer may be determined by floor area rather than cost. AIA **opposed**, **thank you to the 130 of you who signed our petition! Bill did not crossover.**

HB 1758 Relating to Professional Engineering – clarifies that plan review is considered lawful experience of engineering work. DPP requested this bill in order to recruit employees. EASLA, AIA, and several engineers **opposed** the bill. At the close of the 2024 session, AIA sent a Conference Committee letter reminding the legislature that design professional licenses are for public consumer protection and not private personal gain. **Bill died again this session.**

STATE BUILDING CODE

HB2089 Relating to State Building Code – Under this measure, the Adoption, Amendment, or Update of a Building Code or Standard by the State Building Code Council must be Within Two Years of Every Other Official Publication Date of a Code or Standard. AIA and ICC **opposed**. House Draft 2 only skips code cycles for IBC and IRC; while adopting every new code such as IEC to promote Hawaii's climate-based goals. Keeping codes up to date every published cycle is an AIA National Policy. With ICC lobbying and well-argued AIA

letter, the Senate Judiciary Committee under Senator Karl Rhoads **declined to move the bill.**

PERMITTING

AIA HSC efforts were responsible for both of the below bills being drafted and introduced this session. Advocacy guru Dan Chun, FAIA, likes to remind the LAC that most bills take 3-5 years to make it to law. **We will continue our efforts in the next session. AIA Hawaii State Council plans to define a residential development of maximum three units and less than aggregated 7,500sf as an SMA Minor Permit. Local county development standards will still apply.**

HB2229 Relating to Special Management Area Permits – amends the definition of “development” in HRS section 205A-22, to remove single family residences less than 7,500sf, even if the residence is located on a shoreline parcel. The bill was introduced, but was not heard.

SB2869 Relating to Special Management Area Permits – designates each county as the SMA authority within their jurisdiction. The bill was intended as a companion bill to HB2229. But the text did not include the requested amendment to SMA law. The bill was not heard this year.

RESILIENT COMMUNITIES

SB2948 / HB2090 Relating to Housing – Makes adaptive reuse easier by allowing residential uses in areas zoned for commercial as long as certain standards are met. The bill has received broad support. **Bill passed with “light and air” standards of International Building Code as requested by architects who design adaptive reuse projects.**

SB3202 CD1 Relating to Urban Development – Part 1: Requires the counties, no later than 12/31/2026, to adopt or amend an ordinance to allow at least two accessory dwelling units OR reasonable equivalent, subject to certain restrictions, on all residentially zoned lots. Prohibits private covenants for residentially zoned lots within an urban district from limiting the number of accessory dwelling units below the amount allowed pursuant to State law or the long-term rental of residential units. Part II: Requires any administrative authority to act on any application for subdivision, consolidation, or re-subdivision for certain parcels to be vested in the director of the county agency responsible for land use or another county officer. Part III: Amends the calculation of impact fees for certain developments. **AIA**

opposed the bill based on state legislature up-ending county zoning discretion AND architect member concerns.

In addition to ADU requirements, City & County of Honolulu shall adopt or amend an ordinance defining reasonable standards to add development potential in existing apartment districts or apartment mixed-use districts equivalent to the county's projected five-year demand of needed housing units for ownership or rental in the 2019 Hawaii housing planning study. **Apartment development potential was added to the final CD1 bill as suggested by AIA testimony; this was intended as a “reasonable equivalent” to adding ADUs.**

Representative Linda Ichiyama, one of 22 House members voting unsuccessfully to oppose the bill, called the apartment option unfair for Oahu because the bill requires a 150% increase in development potential compared with 50% for neighbor islands. Governor Green signed SB3202. AIA will put forward modifications to this bill next session.

SB2436 / HB2101 Relating to Construction Recycling – requires recycling of construction and demolition materials and use of recycled materials to factor into priority selections for competitive procurements. In the past, AIA expressed concerns that the 10% bid priority would have a negative effect on state building budgets and provide challenges for small homebuilders. Recycling operators have mentioned that asphalt shingles are the most difficult item to recycle, but is the most popular house roof material. The bill failed to crossover. **We would like to see this bill brought back next session. The impending closure of the Nanakuli construction debris landfill and Waimanalo Gulch Landfill means that Oahu will soon encounter major problems with construction waste. Hopefully the entire construction industry can get behind this.**

Are you interested in making your voice heard about one or many of these issues? Consider joining the Legislative Advocacy Group by connecting with [us here](#).

You received this email because you subscribed to our list. You can [unsubscribe](#) at any time.

828 Fort Street Mall, Suite 100
Honolulu

Hawaii
96813-4314
United States of America

Powered by  EmailOctopus