C-6

For Information Only: Update on Administrative Rules for Supplemental Dwelling Units

September 21-22 2020
Roadmap

• Background
• Key Provisions
• Known Challenges
• Current Status
• What is an “SDU”? 
  • Supplemental Dwelling Unit 
  • Smaller than the primary dwelling, separate entry, its own kitchen, bedroom, and bathroom 
  • Includes “ohana dwelling unit” in Hawaii County and “additional dwelling unit” in Maui and Kauai Counties and the City and County of Honolulu
• Why on Hawaiian Home Lands?
  • Crowding
  • Multi-generational households
  • Parity with the counties
Key Provisions & Challenges

• Pilot program
  • 5 years; review after 3 years; option to continue if found to be successful
  • All islands

• Residential lots only
  • Agriculture and Pastoral lots have options to increase number of dwellings
  • Beneficiary consultation feedback indicated a desire for all lot types to be eligible but staff recommendation was to limit to residential lots
Key Provisions & Challenges

- Comply with County approval, permitting, and building code requirements
  - Infrastructure capacity and occupant as well as public safety
  - Each county has its own terminology and its own process for approval and permitting
Key Provisions & Challenges

- **Waiver by the Commission and DHHL**
  - Lots in older developments in particular may not receive county approval
  - Commission may waive certain county requirements
  - If there is a denial by the county, DHHL may approve the SDU if the denial is based on lot conditions
Key Provisions & Challenges

• Allowed uses
  • Ohana occupancy; non-rental
  • Rental occupancy; tenant must be native Hawaiian as defined by the HHCA

• No short term rentals
Current Status

- Preparing to submit request to Governor for approval for public hearing
DEPARTMENT OF HAWAIIAN HOME LANDS

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