



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Background

Proposed Rules: Supplemental Dwelling Units

May 2021

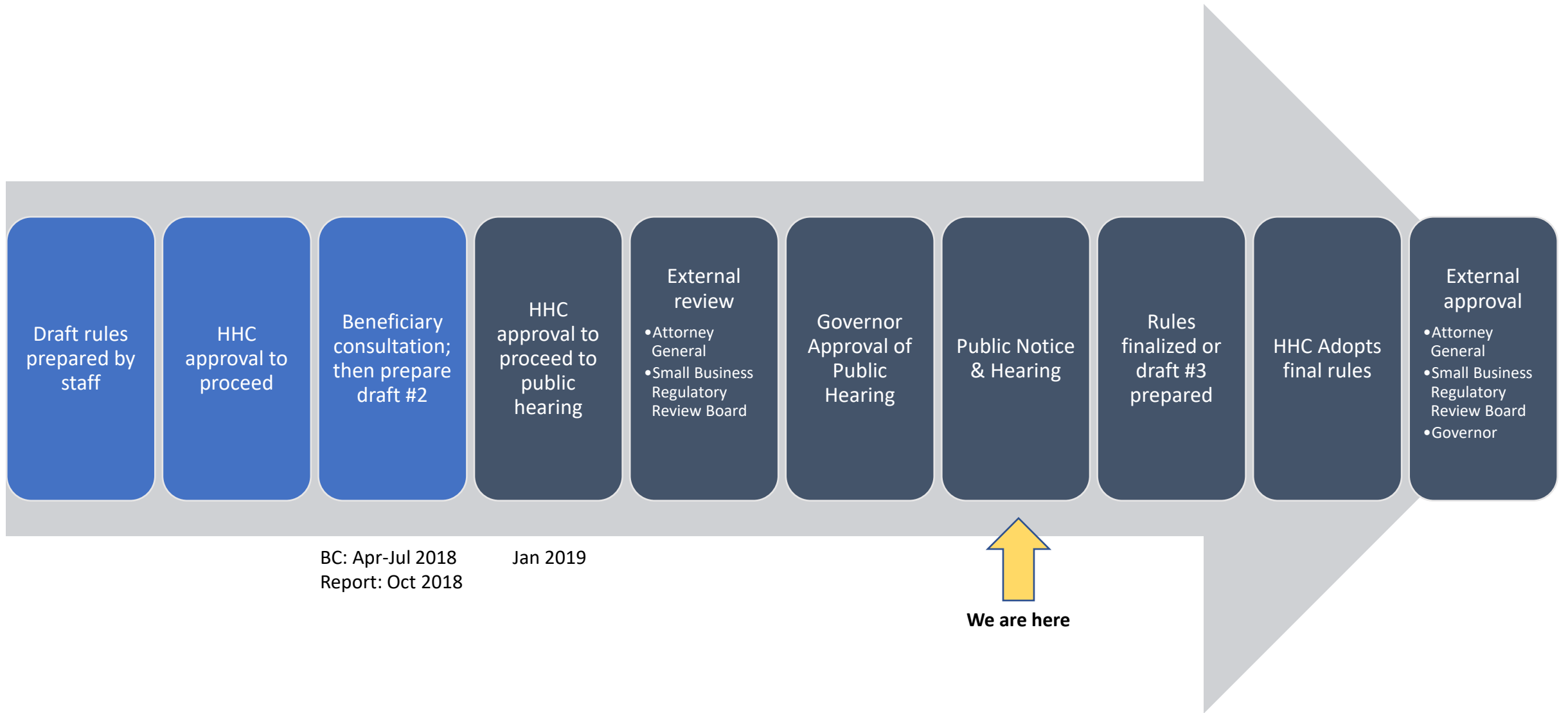


What is an “SDU”?

- Supplemental Dwelling Unit
 - Smaller than the primary dwelling, separate entry, its own kitchen, bedroom, and bathroom. Can be attached or detached
 - Includes “ohana dwelling unit” in Hawaii County and “additional dwelling unit” in Maui and Kauai Counties and the City and County of Honolulu



DHHL Rulemaking Process





Dedicated Webpage

- Past submittals can be found on the DHHL website:
<https://dhhl.hawaii.gov/hhc/hawaii-administrative-rules/dhhl-administrative-rules-supplemental-dwelling-units/>



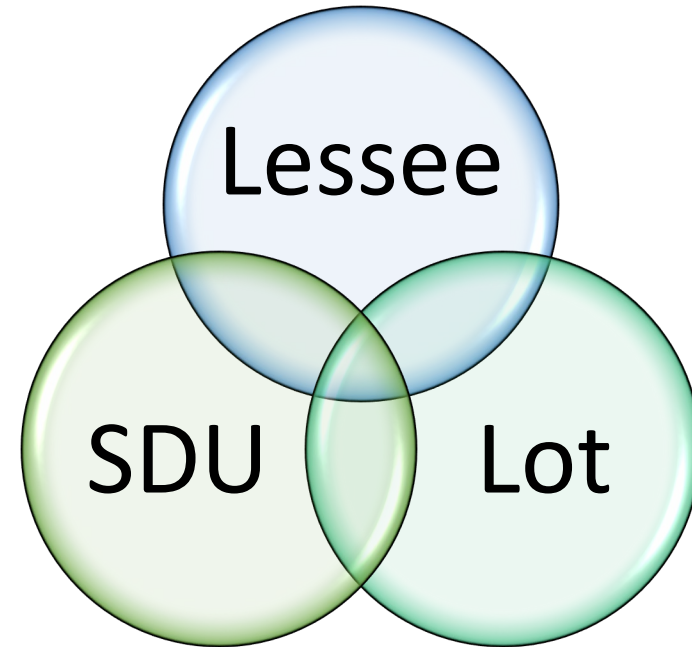
Why Rules for SDUs?

- HHCA section 208(5) allows a lessee with approval of the department to rent to a native Hawaiian, as defined by the HHCA, lodging either within the lessee's existing home or in a separate residential dwelling constructed on the lot
- Rules provide a transparent application process for SDU construction and use, and set forth responsibilities of the department and of the lessee
- 5-year pilot program for qualified residential lessees



Basic Requirements

- Lot:
 - Residential lot
 - County approval and permits required
- Lessee:
 - In good standing
 - Comply with housing laws
 - Must reside on the lot
- SDU uses:
 - Rental: a native Hawaiian, as defined in the HHCA
 - 'Ohana resident: qualified relative of the lessee (HHCA section 209(a))
 - No short-term rentals; lease term must be at least 6 months





Next Steps

- Virtual public hearing coming in June 2021
 - Participate live, watch livestream, or watch at your convenience
 - <https://dhhl.hawaii.gov/hhc/hawaii-administrative-rules/dhhl-administrative-rules-supplemental-dwelling-units/>
- Public notice will be published in May 2021



Next Steps

- Read the available information
 - Rules: <https://dhhl.hawaii.gov/hhc/hawaii-administrative-rules/>
 - Background information: <https://dhhl.hawaii.gov/hhc/hawaii-administrative-rules/dhhl-administrative-rules-supplemental-dwelling-units/>
- Let us know what you think of the rules
 - Participate in the hearing
 - Send comments: DHHL.AdminRules@Hawaii.gov



Mahalo



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