



A BILL FOR AN ORDINANCE

RELATING TO BUILDING PERMIT APPLICATIONS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose, findings, and intent.

The purpose of this ordinance is to require applicants for building permits for residential structures to attest that the construction complies with all restrictive covenants for the land on which the proposed work is to be done.

There have been instances in the City where the construction of residential dwellings has not complied with underlying restrictive covenants. While violations of restrictive covenants are generally a private matter, the construction of such noncompliant dwellings may result in negative impacts, such as excessive bulk or an increased number of dwelling units, which adversely affect the surrounding neighborhood and raise concerns among area residents.

This ordinance therefore requires that a building permit application for a residential dwelling be accompanied by a duly notarized affidavit executed by a person with a proprietary interest in the subject property, stating that: (1) the proposed construction complies with all applicable restrictive covenants relating to the maximum number of dwelling units permitted on the zoning lot, and the minimum yard (setback) requirements for the zoning lot; and (2) the proposed use complies with the building, electrical, plumbing, and sidewalk codes, and the Land Use Ordinance. False attestations would be subject to existing administrative and criminal remedies for violating the requirements under which a building permit was issued. The Director of Planning and Permitting may also begin proceedings to suspend or revoke the building permit if it was issued on the basis of supplied incorrect information.

SECTION 2. Section 18-4.1, Revised Ordinances of Honolulu 1990, is amended to read as follows:

"Sec. 18-4.1 Application.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the building official. Every ~~[such]~~ application ~~[shall]~~ must:

- (a) Identify and describe the work to be covered by the permit for which application is made, including a list of each and every phase of electrical and plumbing work;



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- (b) Describe the land on which the proposed work is to be done, by tax map key number, and house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
- (c) Indicate the use or occupancy for which the proposed work is intended;
- (d) Be accompanied by plans, specifications, calculations, and construction inspection requirements as required in Section 18-4.2;
- (e) State the valuation of the proposed work;
- (f) Provide the name and license of all specialty contractors involved in the project, in compliance with the provisions of HRS Chapter 444;
- (g) State the following information for each contractor or subcontractor engaged to do electrical or plumbing work upon the building, structure, or project:
 - (1) Name;
 - (2) Address;
 - (3) Contractor's license number; and
 - (4) Particular phase or phases of work to be performed;
- (h) Be signed by the responsible managing employee or authorized employee of each contractor designated in subsection (g);
- (i) For applications contemplating the demolition of any building constructed as a residential dwelling and occupied in any habitable unit thereof, be accompanied by a duly notarized affidavit stating that the applicant has a proprietary interest in the subject property or has the written authorization of a person or entity with a proprietary interest in the subject property to submit the application. If the interest of the applicant or of the person or entity authorizing the applicant to submit the application is not a fee simple interest in the property, the affidavit ~~shall~~ **must** state the nature and the remaining term of the interest.

For purposes of this subsection, a person or entity has a "proprietary interest" if the person or entity has the right of control and dominion of the property being demolished, and a person or entity has "right of control and dominion" if the person or entity holds, possesses, and retains control of 51 percent or more of the property interest. If a person or entity holds, possesses, and retains less



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than 51 percent of the property interest, other persons or entities with an interest in the property ~~[- (up to the 51 percent)]~~ must consent to the demolition of the building, such that the combined interests of the person or entity claiming the right of control and dominion and of the consenting persons or entities equal or exceed 51 percent; [and]

(i) For applications for the construction of a one-family or two-family detached dwelling, duplex, or multifamily dwelling, be accompanied by a duly notarized affidavit executed by a person with a proprietary interest in the subject property, stating that:

(1) The proposed construction complies with all restrictive covenants relating to the maximum number of dwelling units permitted on the zoning lot, and the minimum yard (setback) requirements for the zoning lot; and

(2) The proposed use complies with this code and Chapter 21;

provided that an affidavit is not required for applications for construction of new one-family or two-family detached dwellings, duplexes, or multifamily dwellings that are part of a residential tract development. For purposes of this subsection, "residential tract development" means a project with three or more one-family or two-family detached dwellings or duplexes, or more than one multi-family dwelling, that is constructed or is to be constructed as a single development; and

~~(j)~~(k) Give such other information as reasonably may be required by the building official. If the application proposes excavation and backfill work that does not require a grading permit under Section 14-13.5(b), the building official, if deemed necessary to protect or promote public safety, may require the submittal of an engineering slope hazard report. ~~[Such a]~~ An engineering slope hazard report means the same as defined under Section 14-13.3. The report shall have the same information as that required for an engineering slope hazard report under Section 14-14.2(d)(2)."

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New ordinance material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 20-28
BILL 42 (2020), CD2

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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ikaika Anderson

Tommy Waters

DATE OF INTRODUCTION:

May 6, 2020
Honolulu, Hawaii

_____ Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Melissa A. Bell
Deputy Corporation Counsel

APPROVED this 17th day of September, 20 20.

Kirk Caldwell
KIRK CALDWELL, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

ORDINANCE **20-28**

BILL 42 (2020), CD2

Introduced: 05/06/20 By: IKAIKA ANDERSON
TOMMY WATERS Committee: ZONING, PLANNING AND
HOUSING

Title: A BILL FOR AN ORDINANCE RELATING TO BUILDING PERMIT APPLICATIONS.

Voting Legend: * = Aye w/Reservations

05/20/20	COUNCIL	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON ZONING, PLANNING AND HOUSING. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MENOR, PINE, TSUNEYOSHI, WATERS. 1 ABSENT: MANAHAN.
06/18/20	ZONING, PLANNING AND HOUSING	CR-156 - BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM. 5 AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS.
06/26/20	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
07/08/20	COUNCIL/PUBLIC HEARING	CR-156 ADOPTED. BILL PASSED SECOND READING AS AMENDED, PUBLIC HEARING CLOSED AND REFERRED TO COMMITTEE ON ZONING, PLANNING AND HOUSING. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.
07/15/20	PUBLISH	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
07/16/20	ZONING, PLANNING AND HOUSING	BILL POSTPONED IN COMMITTEE. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN.
08/27/20	ZONING, PLANNING AND HOUSING	CR-207 - BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING AS AMENDED IN CD2 FORM. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN.
09/02/20	COUNCIL	CR-207 ADOPTED AND BILL 42 (2020), CD2 PASSED THIRD READING AS AMENDED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.


GLEN I. TAKAHASHI, CITY CLERK


IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER