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# A BILL FOR AN ACT

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RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1       SECTION 1. Chapter 107, Hawaii Revised Statutes, is  
2 amended by adding a new section to part II to be appropriately  
3 designated and to read as follows:

4       "§107-       Publicly funded residential housing;  
5 visitability standards. (a) In addition to the requirements  
6 set out in section 107-25, beginning January 1, 2019, the Hawaii  
7 state building codes shall require that all construction or  
8 renovation of publicly funded residential housing shall  
9 incorporate the housing visitability standards set out in  
10 subsection (b).

11       (b) Housing visitability standards are minimum standards  
12 to provide accessibility and safety for individuals with  
13 disabilities when visiting or using residential space,  
14 including:

15       (1) At least one zero-step entrance into a home, on an  
16 accessible route leading from a driveway or public  
17 sidewalk;



1        (2) Interior doors with at least thirty-two inches of  
2        clear passage space through which a wheelchair user  
3        may navigate;

4        (3) At least one wheelchair-accessible full bathroom on  
5        the main floor of the home that is large enough for a  
6        person to access in a wheelchair and close the door;

7        (4) At least one accessible bedroom on the main floor of  
8        the home;

9        (5) Hallways with at least thirty-six inches of clear  
10       passage to allow maneuvering space for a wheelchair  
11       user;

12       (6) Light switches and electrical outlets that are  
13       accessible to a person using a wheelchair; and

14       (7) Smoke detectors that permit both visible and audible  
15       detection of an alarm.

16       (c) For the purposes of this section, "publicly funded  
17       residential housing" means residential housing developed or  
18       financed through the use of public funds pursuant to chapter  
19       201H or 356D."



SECTION 2. Chapter 201H, Hawaii Revised Statutes, is amended by adding a new section to part I to be appropriately designated and to read as follows:

"§201H- Visitability standards. Beginning January 1, 2019, all construction or renovation of housing projects intended for residential use developed or financed under this chapter shall comply with the visitability standards set out in section 107- ."

SECTION 3. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to part I to be appropriately designated and to read as follows:

"§356D- Visitability standards. Beginning January 1, 2019, all construction or renovation of housing projects intended for residential use developed or financed under this chapter shall comply with the visitability standards set out in section 107- ; provided that nothing in this section shall be construed to:

- (1) Place a financial or administrative burden on the operations or renovations of the housing project;



- 1        (2) Exceed the requirements for housing as provided by the  
2        Americans with Disabilities Act of 1990, 42 U.S.C.  
3        12101, et seq., as amended;  
4        (3) Result in a decrease of vacant units within the  
5        housing project; or  
6        (4) Provide for preferential treatment to tenants with  
7        approved reasonable accommodations when a unit becomes  
8        available."

9        SECTION 4. New statutory material is underscored.

10       SECTION 5. This Act shall take effect on January 1, 2050.



# S.B. NO. 2594 S.D. 2

**Report Title:**

HHFDC; HPHA; Publicly Funded Residential Housing; Visitability Standards

**Description:**

Requires that construction and renovation of publicly funded residential housing developed or financed under the Hawaii Housing Finance and Development Corporation or Hawaii Public Housing Authority incorporate housing visitability standards beginning on 1/1/2019. Effective 1/1/2050. (SD2)

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