

Feb. 11, 2025, 1:30 p.m.
Kalana O Maui Building

To: Maui County Council Disaster Recovery, International Affairs and Planning Committee
Tamara Paltin, Chair
Nohelani U'u-Hodgins, Vice Chair

From: Jonathan Helton, Policy Analyst
Grassroot Institute of Hawaii

RE: Bill 27 (2026) — ON THE SIZE OF ACCESSORY DWELLINGS

Aloha Chair Paltin, Vice Chair U'u-Hodgins and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [Bill 27 \(2026\)](#), which would increase the maximum allowable living area for accessory dwelling units.

In particular, the bill would change the size limits for ADUs to be 720 square feet for all lots smaller than one-half acre. It would also amend the maximum floor area of decks, patios and lanais attached to the ADUs.

Currently, ADUs are limited to 500 square feet for lots smaller than 7,500 square feet and to 600 square feet for lots between 7,500 and 9,999 square feet.

The additional square footage would enable homeowners to add an extra bedroom to existing or planned ADUs, which could provide more space for growing families or add housing for renters.

In short, this bill would give Maui residents another tool to help address the county's ongoing housing crisis.

Thank you for the opportunity to testify.

Jonathan Helton
Policy Analyst
Grassroot Institute of Hawaii