

Special Use Permit
Department of Business, Economic Development and Tourism
Land Use Commission (LUC)
DBEDT-LUC-2

Purpose: Development on over 15 acres of agricultural and/or rural district lands for “unusual and reasonable” uses or on “important agricultural lands” (IAL)

Approval Authority: County Planning Commission (CPC) and LUC

Prerequisite(s): Copy of decision and complete record of the proceeding before the CPC of special permit request

Fees: Varies by County

References: HRS 205; Chapter 15-15, Hawaii Administrative Rules (HAR)

Website: <http://luc.state.hi.us/about.htm>

Checklist	Estimated Time
1. Applicant submits Special Use Permit Application to the appropriate county where the proposed property is located. See the appropriate county permit(s) for more information.	
2. County sends copies of the special permit petition to the LUC, Office of Planning, and the Department of Agriculture for their review and comment.	
3. CPC holds public hearing and comes to a decision on land use.	
4. County provides copy of the CPC’s decision, together with the complete record of the proceeding involving a land area greater than fifteen acres or for lands designated as IAL.	Within 60 days after Decision is Rendered
5. LUC shall act to approve, approve with modification, or deny the petition.	Within 45 days after receipt of record
6. A denial by the CPC or LUC or a modification by LUC may be appealed to the circuit court of the circuit court of the circuit in which the land is situated.	
Total Estimated Time from Application Acceptance	Varies