What types of Development do SMA Permits regulate?

The SMA permitting system regulates all types of land uses and activities under a broad definition of “development” within the SMA. Some specifically defined land uses and activities may be exempt if they do not otherwise have a significant impact in the SMA.

The following are examples of what is regulated or may be excluded from SMA permitting:

**Pursuant to HRS Section 205A-22:**

“Development” means any of the uses, activities, or operations on land or in or under water within the SMA that are included below:

1. Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste;
2. Grading, removing, dredging, mining, or extraction of any materials;
3. Change in the density or intensity of use of land, including but not limited to the division or subdivision of land;
4. Change in the intensity of use of water, ecology related thereto, or of access thereto; and
5. Construction, reconstruction, demolition, or alteration of the size of any structure.

**What the SMA Permit regulates:**

- HOTELS
- SUBDIVISIONS
- COMMERCIAL AREAS

**What may be excluded:**

- AGRICULTURE
- INTERIOR ALTERATIONS OR NON-STRUCTURAL IMPROVEMENTS
- SINGLE FAMILY HOMES
- UNDERGROUND UTILITIES