



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE **20(2021)**

**FILED**

**APR 06 2023**

BILL \_\_\_\_\_

**PURSUANT TO ROH Sec. 1-2.4**

**A BILL FOR AN ORDINANCE**

RELATING TO REAL PROPERTY TAXATION.

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

SECTION 1. Purpose. The purpose of this ordinance is to address properties classified as Residential A for real property tax purposes. It does so by amending: (1) the provisions relating to the threshold of assessed value of a parcel of real property and the number of improved single family dwelling units on the parcel for purposes of classifying the parcel as Residential A for real property tax purposes; and (2) the manner of determination of tax rates for certain parcels classified as Residential A.

SECTION 2. Section 8-7.1, Revised Ordinances of Honolulu 1990 ("Valuation—Considerations in fixing"), as amended by Ordinance 19-32, is amended by amending subsection (i) to read as follows:

"(i) "Residential A" shall mean a parcel, or portion thereof, which:

- (1) Is improved with no more than ~~[two]~~ three single family dwelling units; and
  - (A) Has an assessed value of ~~[\$1,000,000]~~ \$1,300,000 or more;
  - (B) Does not have a home exemption; and
  - (C) Is zoned R-3.5, R-5, R-7.5, R-10, or R-20 or is dedicated for residential use;
- (2) Is vacant land zoned R-3.5, R-5, R-7.5, R-10, or R-20 and has an assessed value of ~~[\$1,000,000]~~ \$1,300,000 or more; or
- (3) Is a condominium unit with an assessed valuation of ~~[\$1,000,000]~~ \$1,300,000 or more and does not have a home exemption.

Residential A excludes any parcel, or portion thereof, improved with military housing located on or outside of a military base."



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ORDINANCE \_\_\_\_\_

BILL 20(2021)

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**A BILL FOR AN ORDINANCE**

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SECTION 3. Section 8-11.1, Revised Ordinances of Honolulu 1990 ("Real property tax—Determination of rates"), is amended by amending subsection (h) to read as follows:

"(h) Notwithstanding any provision to the contrary, rates for property classified as residential A must be assigned to ~~[two]~~ five tiers based on the valuation of the property. The tiers are as follows:

- (1) Residential A Tier 1 tax rate: applied to the net taxable value of the property up to \$1,000,000; ~~[and]~~
- (2) Residential A Tier 2 tax rate: applied to the net taxable value of the property in excess of \$1,000,000~~[-]~~ and up to \$4,000,000;
- (3) Residential A Tier 3 tax rate: applied to the net taxable value of the property in excess of \$4,000,000 and up to \$8,000,000;
- (4) Residential A Tier 4 tax rate: applied to the net taxable value of the property in excess of \$8,000,000 and up to \$10,000,000; and
- (5) Residential A Tier 5 tax rate: applied to the net taxable value of the property in excess of \$10,000,000."

SECTION 4. Ordinance material to be repealed is bracketed and stricken. New 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 \_\_\_\_\_

BILL 20(2021)

**A BILL FOR AN ORDINANCE**

SECTION 5. This ordinance takes effect upon its approval and applies to the tax years beginning July 1, 2022 and thereafter.

INTRODUCED BY:

*Radiant Cordaro*

DATE OF INTRODUCTION:

APR 6 2021

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
RICK BLANGIARDI, Mayor  
City and County of Honolulu

**FILED**  
**APR 06 2023**  
PURSUANT TO ROH Sec. 1-2.4



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**A BILL FOR AN ORDINANCE**

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RELATING TO REAL PROPERTY TAXATION.

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

SECTION 1. Purpose. The purpose of this ordinance is to address properties classified as Residential A for real property tax purposes. It does so by amending: (1) the provisions relating to the threshold of assessed value of a parcel of real property and the number of improved single family dwelling units on the parcel for purposes of classifying the parcel as Residential A for real property tax purposes; and (2) the manner of determination of tax rates for certain parcels classified as Residential A.

SECTION 2. Section 8-7.1, Revised Ordinances of Honolulu 1990 ("Valuation—Considerations in fixing"), as amended by Ordinance 19-32, is amended by amending subsection (i) to read as follows:

"(i) "Residential A" shall mean a parcel, or portion thereof, which:

- (1) Is improved with no more than ~~[two]~~ three single family dwelling units~~[- and]~~ and:
  - (A) Has an assessed value of ~~[\$1,000,000]~~ \$1,300,000 or more;
  - (B) Does not have a home exemption; and
  - (C) Is zoned R-3.5, R-5, R-7.5, R-10, or R-20 or is dedicated for residential use;
- (2) Is vacant land zoned R-3.5, R-5, R-7.5, R-10, or R-20 and has an assessed value of ~~[\$1,000,000]~~ \$1,300,000 or more; or
- (3) Is a condominium unit with an assessed valuation of ~~[\$1,000,000]~~ \$1,300,000 or more and does not have a home exemption.

Residential A excludes any parcel, or portion thereof, improved with military housing located on or outside of a military base."



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL 20 (2021), CD1

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**A BILL FOR AN ORDINANCE**

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SECTION 3. Section 8-11.1, Revised Ordinances of Honolulu 1990 ("Real property tax—Determination of rates"), is amended by amending subsection (h) to read as follows:

"(h) Notwithstanding any provision to the contrary, rates for property classified as residential A must be assigned to ~~[two]~~ three tiers based on the valuation of the property. The tiers are as follows:

- (1) Residential A Tier 1 tax rate: applied to the net taxable value of the property up to ~~[\$1,000,000; and]~~ \$1,300,000;
- (2) Residential A Tier 2 tax rate: applied to the net taxable value of the property in excess of ~~[\$1,000,000;]~~ \$1,300,000 and up to \$5,000,000; and
- (3) Residential A Tier 3 tax rate: applied to the net taxable value of the property in excess of \$5,000,000."

SECTION 4. Ordinance material to be repealed is bracketed and stricken. New 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.



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HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL **20 (2021), CD1**

**A BILL FOR AN ORDINANCE**

SECTION 5. This ordinance takes effect upon its approval and applies to the tax years beginning July 1, 2022 and thereafter.

INTRODUCED BY:

Radiant Cordero

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DATE OF INTRODUCTION:

April 6, 2021

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
RICK BLANGIARDI, Mayor  
City and County of Honolulu