

RES25-075
Testimony

MISC. COMM. 234

COUNCIL

COUNCIL Meeting

Meeting Date: Apr 16, 2025 @ 10:00 AM

Support: 0

Oppose: 1

I wish to comment: 0

Name: Natalie Iwasa	Email: iwasajunk@mail.com	Zip: 96825
Representing: Self	Position: Oppose	Submitted: Apr 15, 2025 @ 01:47 AM

TO: Members of the Honolulu City Council

FROM: Natalie Iwasa, CPA, CFE
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2 Pages

DATE: Wednesday, April 16, 2025

SUBJECT: Resolution 25-75, Real Property Tax Rates – **OPPOSED**

Aloha Chair Waters and Councilmembers,

Thank you for this opportunity to testify on Resolution 25-75, which sets the real property tax rates for next fiscal year. I oppose the rates for Residential A and Bed and breakfast homes.

During a recent budget committee meeting, it was noted that the median home sales price is about \$1.1 million. It was recently reported, however, that the median price hit a new high of almost \$1.2 million in February 2025.¹ It was also stated that “rents are the highest in the nation.”

When the Residential A classification came out effective FY 2014 – 2015, there were 7,655 properties in that classification. The amount for next fiscal year is 30,146. That’s an increase of almost 300% in 11 years.

Taxes for Residential A properties have increased well over 100% in 10 years for many of the properties. (See page two for examples of Residential A property tax increases.) It’s no wonder rents have increased significantly over the past few years.

The city appears to be addicted to the revenue brought in by Residential A. The classification brings in a significant amount given the total assessed values. Landlords rarely complain about the increases, as they just pass them on. And most tenants likely do not even know how much tax is on the home they live in.

There is no tenant association lobbying councilmembers. It is up to you to look elsewhere to fund city operations. (Note the vacant homes tax is not the answer.) **For this year, at least reduce the first tier to \$3.50 to bring it on par with the residential class. Going forward, remove and/or reduce exemptions.**

¹ Locations: “Oahu Single-Family Home Median Price Reaches Nearly \$1.2M in February 2025, a New High,” March 5, 2025, [https://www.locationshawaii.com/news/research/oahu-single-family-home-median-prices-reaches-nearly-\\$12m-in-february-2025-a-new-high/](https://www.locationshawaii.com/news/research/oahu-single-family-home-median-prices-reaches-nearly-$12m-in-february-2025-a-new-high/).

REAL PROPERTY TAXES
RESIDENTIAL A CLASSIFICATION

Property Address	Tax FY 2015	Tax FY 2015	% Increase	Assessed Value
1440 HOUGHTAILING ST	\$ 2,357.25	\$ 3,438.05	46%	\$ 1,013,300
370 OOMANO PL	\$ 2,576.35	\$ 4,826.50	87%	\$ 1,040,200
336 LUNALILO HOME RD	\$ 2,548.35	\$ 5,420.44	113%	\$ 1,053,500
361 OOMANO PL	\$ 2,721.25	\$ 4,926.82	81%	\$ 1,056,100
861 WAIOLI ST	\$ 2,464.70	\$ 4,717.06	91%	\$ 1,061,500
378 OOMANO PL	\$ 2,110.50	\$ 3,233.65	53%	\$ 1,061,800
837 WAIOLI ST	\$ 2,409.25	\$ 4,698.82	95%	\$ 1,069,600
94-483 Haiwale Loop	\$ 2,271.50	\$ 4,248.52	87%	\$ 1,076,400
354 KIKOO PL	\$ 2,662.10	\$ 5,215.24	96%	\$ 1,086,000
7150 MAKAHUENA PL	\$ 2,473.45	\$ 4,912.00	99%	\$ 1,087,600
374 OOMANO PL	\$ 2,629.90	\$ 5,263.12	100%	\$ 1,106,000
367 OOMANO PL	\$ 2,315.95	\$ 5,616.52	143%	\$ 1,113,600
872 WAIOLI ST	\$ 2,584.40	\$ 5,239.18	103%	\$ 1,113,700
47-233 Iuiu St.	\$ 2,624.65	\$ 4,837.90	84%	\$ 1,118,600
842 LUNALILO HOME RD	\$ 2,475.90	\$ 4,937.08	99%	\$ 1,125,100
94-436 Haiwale Loop	\$ 2,399.95	\$ 5,276.80	120%	\$ 1,126,400
7153 MAKAHUENA PL	\$ 3,236.45	\$ 5,578.90	72%	\$ 1,131,600
94-415 HIAHIA LP	\$ 2,494.45	\$ 5,235.76	110%	\$ 1,134,500
94-1096 LUMIPOLU ST UNIT A	\$ 2,450.00	\$ 6,415.66	162%	\$ 1,139,500
94-443 Haiwale Loop	\$ 2,000.00	\$ 5,368.31	168%	\$ 1,140,900
362 OOMANO PL	\$ 2,800.00	\$ 5,990.44	114%	\$ 1,150,900
948 LUNALILO HOME RD	\$ 2,650.20	\$ 5,764.72	118%	\$ 1,160,100
958 LUNALILO HOME RD	\$ 2,230.20	\$ 5,764.72	158%	\$ 1,160,100
1356 Lunalilo Home Rd.	\$ 2,242.45	\$ 5,220.94	133%	\$ 1,162,100
869 WAIOLI ST	\$ 2,439.85	\$ 5,814.88	138%	\$ 1,166,000
99-36 MOANALUA RD A	\$ 2,276.05	\$ 4,943.92	117%	\$ 1,191,700
340 LUNALILO HOME RD	\$ 2,567.25	\$ 6,319.90	146%	\$ 1,192,700
746 LUNALILO HOME RD	\$ 2,947.00	\$ 6,128.38	108%	\$ 1,201,800
520 LUNALILO HOME RD APT 347	\$ 2,702.35	\$ 4,017.10	49%	\$ 1,203,000
732 LUNALILO HOME RD	\$ 3,217.90	\$ 6,229.84	94%	\$ 1,205,100
926 LUNALILO HOME RD	\$ 2,261.70	\$ 6,490.90	187%	\$ 1,210,300
47-243 Iuiu St.	\$ 2,535.75	\$ 6,472.66	155%	\$ 1,219,500
1930 Umalu Pl.	\$ 2,784.60	\$ 6,144.34	121%	\$ 1,224,000
7146 MAKAHUENA PL	\$ 2,658.60	\$ 5,663.26	113%	\$ 1,228,000
1331 Lunalilo Home Rd.	\$ 2,760.80	\$ 6,862.54	149%	\$ 1,232,100
868 WAIOLI ST	\$ 2,668.40	\$ 6,862.54	157%	\$ 1,244,100
742 LUNALILO HOME RD	\$ 2,876.30	\$ 6,828.34	137%	\$ 1,248,000
520 LUNALILO HOME RD APT 306	\$ 3,095.05	\$ 4,795.72	55%	\$ 1,262,700
98-1470 KAONOHU ST	\$ 2,684.85	\$ 7,523.74	180%	\$ 1,287,000
662 KAUMAKANI ST	\$ 3,038.35	\$ 4,423.30	46%	\$ 1,303,400
94-1090 LUMIPOLU ST	\$ 3,019.80	\$ 7,422.28	146%	\$ 1,315,500

The assessed values are for next fiscal year. Note that they are all around the median sales price, with the exception of the last two for comparison purposes.

Source: Department of Budget and Fiscal Services Real Property Assessment Division.