

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____
BILL 29 (2026)

A BILL FOR AN ORDINANCE

RELATING TO REAL PROPERTY TAXATION.

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

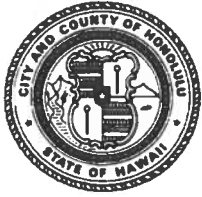
SECTION 1. Purpose. The purpose of this ordinance is to amend provisions related to real property tax exemptions.

SECTION 2. Section 8-10.18, Revised Ordinances of Honolulu 2021 ("Claim for exemption"), is amended by amending subsection (a) to read as follows:

- "(a) Notwithstanding any provision in this chapter to the contrary, any real property determined by the director to be exempt from property taxes under § 8-10.17 ~~[shall be]~~ is exempt from property taxes effective as of the date the application is filed with the director; provided that the initial application for exemption ~~[shall]~~ must be filed with the director within 60 days of the qualification, or in the failure thereof, by September 30 preceding the tax year for which the exemption is claimed. A copy of the regulatory agreement or mortgage documentation that has been recorded with the registrar of the bureau of conveyances or filed with the assistant registrar of the land court, whichever applies, ~~[shall]~~ must be filed with the application along with any additional documents determined by the director to be necessary to supplement the application. As used herein, the date of the qualification ~~[shall be]~~ is the earlier of:
- (1) The date when the mortgage made by the nonprofit or limited distribution mortgagor and insured under § 202, § 221(d)(3), or § 236 of the National Housing Act, 12 USC Chapter 13, as amended, is recorded; or
 - (2) The date the regulatory agreement is recorded with the registrar of the bureau of conveyances or the assistant registrar of the land court ~~[of the State]~~, whichever applies.

For a housing project that qualified for an exemption from real property taxation under § 8-10.17 before December 20, 2002, the first application filed after December 20, 2002 ~~[shall be]~~ is deemed the initial filing under this subsection.

After the initial year for which the real property has qualified for an exemption, a claim for an exemption ~~[shall]~~ must be filed annually on or before September 30, together with ~~[a document from the agency regulating the housing project certifying that the housing project continues to be in compliance with the initial~~



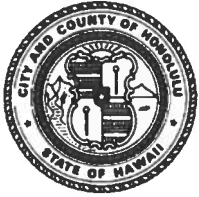
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____
BILL 29(2026)

A BILL FOR AN ORDINANCE

~~regulatory agreements and is in compliance with the applicable low-income rental requirements in the manner provided by applicable law or rule.]~~ the regulatory agreement or mortgage documentation demonstrating that the current rents are restricted for tenants of applicable low-income rental housing units."

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New ordinance 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.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 29 (2026)

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:



DATE OF INTRODUCTION:

MAR 10 2026

Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:

Real Property Tax ("RPT"); Real Property Tax Exemption; Low-Income Rental Housing; Claim for Exemption; Department of Budget and Fiscal Services ("BFS")

Description:

Amends the requirements for filing a claim for a continued RPT exemption for low-income rental housing.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.