

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



GOV. MSG. NO 1327

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

June 25, 2025

The Honorable Ronald D. Kouchi
President of the Senate,
and Members of the Senate
Thirty-Third State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Nadine Nakamura
Speaker, and Members of the
House of Representatives
Thirty-Third State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Aloha President Kouchi, Speaker Nakamura, and Members of the Legislature:

This is to inform you that on June 25, 2025, the following bill was signed into law:

H.B. NO. 1348, H.D. 2,
S.D. 2, C.D. 1

RELATING TO PUBLIC LANDS.
ACT 225

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D.".

Josh Green, M.D.
Governor, State of Hawai'i

A BILL FOR AN ACT

RELATING TO PUBLIC LANDS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The purpose of this Act is to establish a
2 lottery system for the leasing of cabins on public lands for
3 recreation-residence use.

4 SECTION 2. Section 171-1, Hawaii Revised Statutes, is
5 amended by adding two new definitions to be appropriately
6 inserted and to read as follows:

7 "Good standing" means the status of a lessee who is in
8 full compliance with the lessee's obligations under the lease.

9 "Recreation-residence" means a part-time residence for
10 occasional, recreational use and not for continuous occupancy by
11 the lessee or lessee's family, friends, and guests."

12 SECTION 3. Section 171-7, Hawaii Revised Statutes, is
13 amended to read as follows:

14 "**§171-7 General duties of the board.** Except as provided
15 by law, the board of land and natural resources through the
16 chairperson shall:

17 (1) Maintain an accurate inventory of public lands;



- 1 (2) Prevent illegal activities on, unlawful occupation of,
2 or trespassing on public lands;
- 3 (3) Cause all trespassers and persons unlawfully occupying
4 public lands, and their effects, and all animals
5 trespassing on the lands to be removed therefrom and
6 to impound the animals according to law;
- 7 (4) Enter on any public land in order to take possession
8 thereof, and to resume possession of any public land
9 in case of surrender, forfeiture, or escheat;
- 10 (5) Enforce contracts respecting sales, leases, licenses,
11 permits, or other disposition of public lands;
- 12 (6) Conduct all public auctions, lotteries, and sales
13 pertaining to the disposition of public lands and
14 other property authorized by the board;
- 15 (7) Recover money due the State for damage done to any
16 public lands by wrongful entry and occupation or by
17 wrongful removal therefrom or destruction of any
18 property;
- 19 (8) Bring [~~such~~] actions and proceedings as may be
20 necessary to carry out the powers and duties of the
21 board in the name of the State and [~~to~~] defend [~~such~~]



- 1 these actions brought against the State as may be
2 authorized;
- 3 (9) Keep a record of all official transactions[7] relating
4 to public lands within the chairperson's jurisdiction
5 ~~[and such record]~~, which shall be a public record; and
- 6 (10) Administer oaths in all matters pertaining to the
7 administration of the public lands."

8 SECTION 4. Section 171-44, Hawaii Revised Statutes, is
9 amended to read as follows:

- 10 **"§171-44 Lease for recreation-residence use. [f] (a) [f]**
11 Notwithstanding any limitations to the contrary, the board of
12 land and natural resources ~~[may]~~ shall lease, by ~~[direct~~
13 ~~negotiation]~~ public lottery and without recourse to public
14 auction, lands within a state park or forest reserve and other
15 lands set aside under executive orders, for recreation-residence
16 use for a period not to exceed twenty years on ~~[such]~~ terms and
17 conditions as may be prescribed by the board[-]; provided that:
- 18 (1) A lessee determined to be in good standing by the
19 board at the expiration of the lessee's lease may
20 directly negotiate with the board to renew the lease
21 for an additional term not to exceed twenty years;



1 (2) The annual rent for any renewed lease shall be
2 adjusted by the board to reflect changes to the
3 implicit price deflator for the gross domestic product
4 as published by the Bureau of Economic Analysis,
5 applied on a five-year rolling average; and

6 (3) A lessee shall notify the board in writing no less
7 than sixty days before the termination of the lease if
8 the lessee intends to renew the lease.

9 [+] (b) [+] The [+]board[+] of land and natural resources
10 shall enforce all provisions of [~~recreation-residential~~]
11 recreation-residence use lease agreements and shall establish a
12 schedule of penalties and fines for any breach of the provisions
13 of a [~~recreation-residential~~] recreation-residence use lease
14 agreement unless penalties and fines are specified in the lease
15 agreement.

16 (c) Recreation-residence use leases offered by public
17 lottery shall be:

18 (1) Offered at fair market value, to be determined by
19 appraisal pursuant to section 171-17;

20 (2) Limited to one person per recreation-residence;
21 provided that if two or more lessees intend to jointly



1 reside in the same recreation-residence, only one
2 lessee may enter the public lottery; and

3 (3) For vacant recreation-residences, offered within
4 twelve months of the recreation-residence becoming
5 vacant.

6 (d) The board shall limit participation in the public
7 lottery of recreation-residence use leases to residents of the
8 same county in which the land to be leased is located; provided
9 that limiting participation in the public lottery to residents
10 of the county will be for the benefit of the residents of the
11 county; ensure premises leased will be properly maintained by
12 the lessee; and preserve the environmental, cultural, and scenic
13 values of the leased premises. If the number of county
14 residents participating in the public lottery is fewer than the
15 number of leases available, the board shall open the public
16 lottery to all residents of the State, followed by nonresidents.

17 (e) Any transfer or assignment of a recreation-residence
18 use lease shall be subject to a fee of \$1,200, to be paid to the
19 board. The board shall annually increase or decrease the fee to
20 reflect changes to the implicit price deflator for the gross



1 domestic product as published by the Bureau of Economic
2 Analysis, applied on a five-year rolling average."

3 SECTION 5. This Act does not affect rights and duties that
4 matured, penalties that were incurred, and proceedings that were
5 begun before its effective date.

6 SECTION 6. Statutory material to be repealed is bracketed
7 and stricken. New statutory material is underscored.

8 SECTION 7. This Act shall take effect on July 1, 2025.



H.B. NO. 1348
H.D. 2
S.D. 2
C.D. 1

APPROVED this 25th day of June, 2025

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GOVERNOR OF THE STATE OF HAWAII

HB No. 1348, HD 2, SD 2, CD 1

THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2025
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-Third Legislature of the State of Hawaii, Regular Session of 2025.

A handwritten signature in black ink, appearing to read "Nadine K. Nakamura".

Nadine K. Nakamura
Speaker
House of Representatives

A handwritten signature in black ink, appearing to read "Brian L. Takeshita".

Brian L. Takeshita
Chief Clerk
House of Representatives


THE SENATE OF THE STATE OF HAWAI‘I

Date: April 30, 2025
Honolulu, Hawai‘i 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate
of the Thirty-Third Legislature of the State of Hawai‘i, Regular Session of 2025.



President of the Senate



Clerk of the Senate