
A BILL FOR AN ACT

RELATING TO LAND REGISTRATION.

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

1 SECTION 1. The legislature finds that Hawaii's dual land
2 registry systems, the land court system and regular system,
3 create inefficiencies, confusion, and administrative burdens.
4 The legislature further finds that land ownership and
5 development are critical to Hawaii's economy, environment, and
6 culture, so it is imperative to modernize the systems to enhance
7 accessibility, transparency, accuracy, and efficiency.

8 The purpose of this Act is to direct the department of land
9 and natural resources to:

- 10 (1) Conduct a comprehensive review of the existing land
11 registration systems and transition to a single,
12 unified registry system, implementing blockchain
13 technology to enhance the integrity and security of
14 the system;
- 15 (2) Oversee the digitization of all land records into a
16 centralized, searchable online database; and



1 (3) Ensure equitable access to land records, establish a
2 fee structure for accessing records, and conduct
3 public outreach on how to use the new system and
4 access records.

5 SECTION 2. **Definitions.** As used in this Act:

6 "Blockchain technology" means a decentralized digital
7 ledger technology that securely records and verifies
8 transactions.

9 "Digitization" means the conversion of physical land
10 records into electronic formats for storage and access.

11 "Land registry system" means the system used for recording,
12 maintaining, and accessing land ownership, transactions, and
13 other property-related information.

14 SECTION 3. **Consolidation of land registry systems.** (a)
15 The land court system and regular system shall be consolidated
16 into a single, unified land registry system to streamline
17 operations and enhance user experience.

18 (b) The department of land and natural resources, in
19 coordination with the bureau of conveyances, shall:

20 (1) Conduct a comprehensive review of both systems to
21 identify redundancies and inefficiencies;



1 (2) Establish unified standards and procedures for
2 recording, maintaining, and accessing land records;
3 and

4 (3) Transition all existing land records into the unified
5 system no later than June 30, 2030.

6 (c) The unified land registry system shall retain features
7 of both systems, including title certification and public
8 recording, to preserve existing legal protections.

9 SECTION 4. **Digitization of land records.** (a) The
10 department of land and natural resources shall oversee the
11 digitization of all land records, including historical and
12 current documents, into a centralized, searchable online
13 database.

14 (b) The database shall:

15 (1) Be accessible to the public, subject to privacy and
16 security measures;

17 (2) Provide user-friendly search functions, including
18 searches by parcel number, owner name, and transaction
19 history; and

20 (3) Include a secure portal for submitting and accessing
21 records electronically.



1 (c) The department of land and natural resources shall
2 prioritize the digitization of high-risk or frequently accessed
3 records to minimize disruptions during the transition period.

4 SECTION 5. **Implementation of blockchain technology.** (a)
5 The department of land and natural resources shall explore and
6 implement blockchain technology to enhance the integrity and
7 security of the land registry system.

8 (b) The blockchain-based system shall:

9 (1) Record all land transactions and changes to ownership
10 in a tamper-proof and transparent manner;

11 (2) Provide a unique digital identifier for each parcel of
12 land; and

13 (3) Allow for real-time verification of ownership and
14 transaction history.

15 (c) The department of land and natural resources may
16 partner with technology providers to develop and deploy the
17 blockchain system in a cost-effective and efficient manner.

18 SECTION 6. **Public access and transparency.** (a) The
19 unified land registry system shall ensure equitable access to
20 land records for all residents, businesses, and government
21 entities.



1 (b) The department of land and natural resources shall
2 establish a fee structure for accessing records that is
3 affordable and consistent with public interest.

4 (c) The department of land and natural resources shall
5 conduct public outreach to educate residents on how to use the
6 new system and access land records.

7 SECTION 7. (a) The department of land and natural
8 resources shall submit an interim report of its findings and
9 recommendations, including any proposed legislation, to the
10 legislature no later than July 1, 2026, that includes the
11 following:

- 12 (1) Status of its consolidation and digitization efforts;
13 (2) Implementation of blockchain technology;
14 (3) Public feedback and challenges encountered; and
15 (4) Financial expenditures and remaining budget.

16 (b) The department of land and natural resources shall
17 submit a final report of its findings and recommendations,
18 including any proposed legislation, upon the completion of the
19 transition to the unified system.

20 SECTION 8. There is appropriated out of the general
21 revenues of the State of Hawaii the sum of \$15,000,000 or so



1 much thereof as may be necessary for fiscal year 2025-2026 for
2 digitizing land records, developing the unified land registry
3 system, deploying blockchain technology, and conducting public
4 outreach and education campaigns.

5 The sums appropriated shall be expended by the department
6 of land and natural resources for the purposes of this Act.

7 SECTION 9. If any provision of this Act, or the
8 application thereof to any person or circumstance, is held
9 invalid, the invalidity does not affect other provisions or
10 applications of the Act that can be given effect without the
11 invalid provision or application, and to this end the provisions
12 of this Act are severable.

13 SECTION 10. This Act shall take effect on July 1, 2025.

14

INTRODUCED BY:



JAN 23 2025



H.B. NO. 1360

Report Title:

DLNR; Land Court; Bureau of Conveyances; Unified Land Registry System; Land Records Digitization; Land Records Online Database; Appropriation

Description:

Directs the Department of Land and Natural Resources to conduct a comprehensive review of the existing land registration systems and transition to a single, unified registry system; oversee the digitization of all land records into an online database; and ensure equitable access, establish a fee structure, and conduct public outreach on how to use the new system and access records. Appropriates funds.

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