
A BILL FOR AN ACT

RELATING TO CONVEYANCE TAXES FOR SPECULATIVE SALES.

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

1 SECTION 1. Section 247-2, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "§247-2 **Basis and rate of tax.** The tax imposed by section
4 247-1 shall be based on the actual and full consideration
5 (whether cash or otherwise, including any promise, act,
6 forbearance, property interest, value, gain, advantage, benefit,
7 or profit), paid or to be paid for all transfers or conveyance
8 of realty or any interest therein, that shall include any liens
9 or encumbrances thereon at the time of sale, lease, sublease,
10 assignment, transfer, or conveyance, and shall be at the
11 following rates:

12 (1) Except as provided in paragraph (2):

13 (A) Ten cents per \$100 for properties with a value of
14 less than \$600,000;

15 (B) Twenty cents per \$100 for properties with a value
16 of at least \$600,000, but less than \$1,000,000;

17 and



1 (C) Thirty cents per \$100 for properties with a value
2 of \$1,000,000 or greater; and

3 (2) For the sale of a condominium or [~~single-family~~]
4 single-family residence for which the purchaser is
5 ineligible for a county homeowner's exemption on
6 property tax:

7 (A) Fifteen cents per \$100 for properties with a
8 value of less than \$600,000;

9 (B) Twenty-five cents per \$100 for properties with a
10 value of at least \$600,000, but less than
11 \$1,000,000; and

12 (C) [~~Thirty-five cents~~] Seventy cents per \$100 for
13 properties with a value of \$1,000,000 or greater,
14 of such actual and full consideration; provided that in the case
15 of a lease or sublease, this chapter shall apply only to a lease
16 or sublease whose full unexpired term is for a period of five
17 years or more, and in those cases, including (where appropriate)
18 those cases where the lease has been extended or amended, the
19 tax in this chapter shall be based on the cash value of the
20 lease rentals discounted to [~~present-day~~] present-day value and
21 capitalized at the rate of six per cent, plus the actual and
22 full consideration paid or to be paid for any and all



1 improvements, if any, that shall include on-site as well as off-
2 site improvements, applicable to the leased premises; and
3 provided further that the tax imposed for each transaction shall
4 be not less than \$1."

5 SECTION 2. This Act does not affect rights and duties that
6 matured, penalties that were incurred, and proceedings that were
7 begun, before its effective date.

8 SECTION 3. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

10 SECTION 4. This Act shall take effect on July 1, 2034.



Report Title:

Conveyance Taxes

Description:

Increases conveyance tax rates for sales of condominiums or single-family residences where the purchaser is ineligible for a county homeowner's property tax exemption. (SD1)

