
A BILL FOR AN ACT

RELATING TO LANDS CONTROLLED BY THE STATE.

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

1 SECTION 1. The legislature finds that in the 1970s and
2 1980s, predecessor agencies to the Hawaii housing finance and
3 development corporation developed several leasehold subdivisions
4 and acquired leasehold condominiums as part of its mission to
5 provide affordable home ownership opportunities to Hawaii
6 residents. Over the years, homeowners were given the
7 opportunity to purchase the leased fee interest in several of
8 these developments.

9 The legislature further finds that although the process of
10 obtaining legislative approval of the sale of the fee interest
11 in land is an important check and balance to the alienation of
12 large tracts of state lands, it is a costly and burdensome
13 process when applied to individual lessee-homeowners. In order
14 to ensure that the requirements of section 171-64.7, Hawaii
15 Revised Statutes, are met, in the interim before a legislative
16 session in which legislative approval is sought, Hawaii housing
17 finance and development corporation lessees must undergo a



1 process that takes over a full calendar year to complete before
2 the sale can be closed, assuming that the legislature approves
3 the proposed sale.

4 The legislature further finds that the intent of Act 176,
5 Session Laws of Hawaii 2009, was to "establish a more
6 comprehensive process for the sale of state-owned land, and to
7 reserve a larger role for the legislature to assure that key
8 information about certain sales or exchanges of land is shared
9 with the legislature." It was not the legislature's intent to
10 unduly burden individual homeowners in subdivisions and
11 condominiums in which the majority of their neighbors had
12 already acquired fee simple interest in their homes.

13 The legislature also finds that, because it does not serve
14 the legislative intent of Act 176, Session Laws of Hawaii 2009,
15 individual sales of the leased fee interest in a leasehold
16 condominium unit or single-family house lot to its lessee by the
17 Hawaii housing finance and development corporation should be
18 exempt from the legislative approval process if the following
19 conditions exist:

20 (1) One of the corporation's predecessor agencies approved
21 the sale of the leased fee interest to lessees of the



condominium or development in which the unit or house
lot is located no later than November 4, 1994;

(2) The leased fee interest in more than fifty per cent of
all units in the condominium or lots in the
development in which the unit or house lot is located
was sold or otherwise transferred prior to July 13,
2009; and

(3) The sale is to the lessee of record of the unit or
house lot.

The purpose of this Act is to exempt certain specific homes
and condominium units in affordable developments that fit the
above-mentioned three conditions from the legislative approval
requirements of section 171-64.7, Hawaii Revised Statutes.

SECTION 2. The following house lots, which are not located
on lands that were government or crown lands previous to August
15, 1895, or acquired by the State in exchange for such lands,
shall be exempt from the requirements of section 171-64.7,
Hawaii Revised Statutes:

(1) 47-374 Keohapa Place, Kaneohe, Hawaii, tax map key
number 1-4-7-55-75;



- (2) 47-393 Keohapa Place, Kaneohe, Hawaii, tax map key number 1-4-7-55-86;
- (3) 47-389 Kapehe Street, Kaneohe, Hawaii, tax map key number 1-4-7-55-100;
- (4) 47-391 Kapehe Street, Kaneohe, Hawaii, tax map key number 1-4-7-55-101;
- (5) 2969 Ohiohi Street, Lihue, Hawaii, tax map key number 4-3-6-023-074; and
- (6) 92-737 Paakai Street, Kapolei, Hawaii, tax map key number 1-9-2-06-108.

SECTION 3. The following condominium units, which were not built on lands that were government or crown lands previous to August 15, 1895, or acquired by the State in exchange for such lands, shall be exempt from the requirements of section 171-64.7, Hawaii Revised Statutes:

- (1) 95-013 Kuahelani Avenue, number 114, Mililani, Hawaii, tax map key number 1-9-4-5-34-14;
- (2) 95-029 Kuahelani Avenue, number 127, Mililani, Hawaii, tax map key number 1-9-4-5-34-26;
- (3) 95-029 Kuahelani Avenue, number 131, Mililani, Hawaii, tax map key number 1-9-4-5-34-30;



- 1 (4) 95-033 Kuahelani Avenue, number 133, Mililani, Hawaii,
2 tax map key number 1-9-4-5-34-32;
- 3 (5) 95-031 Kuahelani Avenue, number 139, Mililani, Hawaii,
4 tax map key number 1-9-4-5-34-38;
- 5 (6) 94-940 Meheula Parkway, number 152, Mililani, Hawaii,
6 tax map key number 1-9-4-5-34-51;
- 7 (7) 94-944 Meheula Parkway, number 153, Mililani, Hawaii,
8 tax map key number 1-9-4-5-34-52;
- 9 (8) 94-944 Meheula Parkway, number 155, Mililani, Hawaii,
10 tax map key number 1-9-4-5-34-54;
- 11 (9) 95-029 Kuahelani Avenue, number 229, Mililani, Hawaii,
12 tax map key number 1-9-4-5-34-96;
- 13 (10) 94-942 Meheula Parkway, number 244, Mililani, Hawaii,
14 tax map key number 1-9-4-5-34-111;
- 15 (11) 94-940 Meheula Parkway, number 252, Mililani, Hawaii,
16 tax map key number 1-9-4-5-34-119;
- 17 (12) 95-021 Kuahelani Avenue, number 301, Mililani, Hawaii,
18 tax map key number 1-9-4-5-34-136;
- 19 (13) 95-031 Kuahelani Avenue, number 337, Mililani, Hawaii,
20 tax map key number 1-9-4-5-34-172;



(14) 94-942 Meheula Parkway, number 345, Mililani, Hawaii,

tax map key number 1-9-4-5-34-180;

(15) 95-029 Kuahelani Avenue, number 426, Mililani, Hawaii,

tax map key number 1-9-4-5-34-209;

(16) 2949 Ala Ilima Street, number 204, Honolulu, Hawaii,

tax map key number 1-1-1-61-2-4;

(17) 2949 Ala Ilima Street, number 302, Honolulu, Hawaii,

tax map key number 1-1-1-61-2-6; and

(18) 2949 Ala Ilima Street, number 504, Honolulu, Hawaii,

tax map key number 1-1-1-61-2-16.

SECTION 4. The following house lots, which are located on lands that were government or crown lands previous to August 15, 1895, or acquired by the State in exchange for such lands, shall be exempt from the requirements of section 171-64.7, Hawaii Revised Statutes:

(1) 26 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key number 2-5-7-11-66;

(2) 15 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key number 2-5-7-11-70;

(3) 19 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key number 2-5-7-11-71;



- 1 (4) 35 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key
2 number 2-5-7-11-76;
- 3 (5) 47 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key
4 number 2-5-7-11-78;
- 5 (6) 60 Ke Ala Oluolu Way, Kaunakakai, Hawaii, tax map key
6 number 2-5-7-11-84;
- 7 (7) 2320 10th Avenue, Honolulu, Hawaii, tax map key number
8 1-3-4-3-39;
- 9 (8) 41-1418 Waikalua Street, Waimanalo, Hawaii, tax map
10 key number 1-4-1-12-153;
- 11 (9) 41-1410 Waikalua Street, Waimanalo, Hawaii, tax map
12 key number 1-4-1-12-156;
- 13 (10) 41-1404 Waikalua Street, Waimanalo, Hawaii, tax map
14 key number 1-4-1-12-157;
- 15 (11) 41-1366 Waikalua Street, Waimanalo, Hawaii, tax map
16 key number 1-4-1-12-161;
- 17 (12) 41-1361 Waikalua Street, Waimanalo, Hawaii, tax map
18 key number 1-4-1-12-164;
- 19 (13) 41-1367 Waikalua Street, Waimanalo, Hawaii, tax map
20 key number 1-4-1-12-166;



- 1 (14) 41-556 Kamanaaina Place, Waimanalo, Hawaii, tax map
2 key number 1-4-1-34-91;
- 3 (15) 41-554 Kamanaaina Place, Waimanalo, Hawaii, tax map
4 key number 1-4-1-34-94;
- 5 (16) 41-555 Kamanaaina Place, Waimanalo, Hawaii, tax map
6 key number 1-4-1-34-95;
- 7 (17) 41-557 Kamanaaina Place, Waimanalo, Hawaii, tax map
8 key number 1-4-1-34-96;
- 9 (18) 41-1361 Kuhimana Street, Waimanalo, Hawaii, tax map
10 key number 1-4-1-34-98;
- 11 (19) 41-1366 Kuhimana Street, Waimanalo, Hawaii, tax map
12 key number 1-4-1-34-101;
- 13 (20) 41-1362 Kuhimana Street, Waimanalo, Hawaii, tax map
14 key number 1-4-1-34-102;
- 15 (21) 41-1358 Kuhimana Street, Waimanalo, Hawaii, tax map
16 key number 1-4-1-34-103;
- 17 (22) 41-1357 Laukalo Street, Waimanalo, Hawaii, tax map key
18 number 1-4-1-34-104;
- 19 (23) 41-1363 Laukalo Street, Waimanalo, Hawaii, tax map key
20 number 1-4-1-34-105;



- 1 (24) 41-1367 Laukalo Street, Waimanalo, Hawaii, tax map key
2 number 1-4-1-34-106;
- 3 (25) 41-1364 Laukalo Street, Waimanalo, Hawaii, tax map key
4 number 1-4-1-34-107;
- 5 (26) 41-1370 Laukalo Street, Waimanalo, Hawaii, tax map key
6 number 1-4-1-34-108;
- 7 (27) 41-1374 Laukalo Street, Waimanalo, Hawaii, tax map key
8 number 1-4-1-34-109;
- 9 (28) 41-1380 Laukalo Street, Waimanalo, Hawaii, tax map key
10 number 1-4-1-34-110;
- 11 (29) 41-1384 Laukalo Street, Waimanalo, Hawaii, tax map key
12 number 1-4-1-34-111;
- 13 (30) 41-1390 Laukalo Street, Waimanalo, Hawaii, tax map key
14 number 1-4-1-34-112;
- 15 (31) 41-1395 Haunaukoi Street, Waimanalo, Hawaii, tax map
16 key number 1-4-1-34-88;
- 17 (32) 41-1389 Haunaukoi Street, Waimanalo, Hawaii, tax map
18 key number 1-4-1-34-114;
- 19 (33) 41-1385 Haunaukoi Street, Waimanalo, Hawaii, tax map
20 key number 1-4-1-34-115;



- 1 (34) 41-1373 Haunaukoi Street, Waimanalo, Hawaii, tax map
2 key number 1-4-1-34-117;
- 3 (35) 41-1367 Haunaukoi Street, Waimanalo, Hawaii, tax map
4 key number 1-4-1-34-118;
- 5 (36) 41-697 Inoaole Street, Waimanalo, Hawaii, tax map key
6 number 1-4-1-33-9;
- 7 (37) 41-643 Inoaole Street, Waimanalo, Hawaii, tax map key
8 number 1-4-1-33-30;
- 9 (38) 41-635 Inoaole Street, Waimanalo, Hawaii, tax map key
10 number 1-4-1-33-33;
- 11 (39) 41-633 Inoaole Street, Waimanalo, Hawaii, tax map key
12 number 1-4-1-33-34;
- 13 (40) 41-613 Inoaole Street, Waimanalo, Hawaii, tax map key
14 number 1-4-1-33-42;
- 15 (41) 41-597 Inoaole Street, Waimanalo, Hawaii, tax map key
16 number 1-4-1-33-49;
- 17 (42) 41-507 Inoaole Street, Waimanalo, Hawaii, tax map key
18 number 1-4-1-33-85;
- 19 (43) 41-544 Inoaole Street, Waimanalo, Hawaii, tax map key
20 number 1-4-1-33-100;



1 (44) 41-573 Inoa Street, Waimanalo, Hawaii, tax map key
2 number 1-4-1-33-129;

3 (45) 41-555 Inoa Street, Waimanalo, Hawaii, tax map key
4 number 1-4-1-33-137;

5 (46) 41-531 Inoa Street, Waimanalo, Hawaii, tax map key
6 number 1-4-1-33-146; and

7 (47) 41-546 Inoa Street, Waimanalo, Hawaii, tax map key
8 number 1-4-1-33-176.

9 SECTION 5. This Act shall take effect on January 1, 2050.



Report Title:

Lands Controlled by the State; Exemption from Legislative
Approval of Sale or Gift of Lands

Description:

Exempts from statutory requirements for legislative approval the
sale of the leased fee interest in certain affordable leasehold
developments by the Hawaii Housing Finance and Development
Corporation. (HB2327 HD1)

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

