THE SENATE TWENTY-NINTH LEGISLATURE, 2018 STATE OF HAWAII S.B. NO. ²⁷⁵⁷ S.D. 2 H.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

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

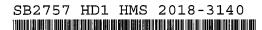
1 SECTION 1. Section 201H-36, Hawaii Revised Statutes, is 2 amended by amending subsection (a) to read as follows: 3 In accordance with section 237-29, the corporation "(a) may approve and certify for exemption from general excise taxes 4 5 any qualified person or firm involved with a newly constructed, 6 or moderately or substantially rehabilitated project: 7 (1)Developed under this part; Developed under a government assistance program 8 (2)9 approved by the corporation, including but not limited 10 to the United States Department of Agriculture 502 11 program and Federal Housing Administration 235 12 program; 13 Developed under the sponsorship of a private nonprofit (3) 14 organization providing home rehabilitation or new homes for qualified families in need of decent, low-15 16 cost housing;

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1 (4)Developed by a qualified person or firm to provide 2 affordable rental housing where at least fifty per cent of the available units are for households with 3 4 incomes at or below eighty per cent of the area median 5 family income as determined by the United States Department of Housing and Urban Development, of which 6 7 at least twenty per cent of the available units are 8 for households with incomes at or below sixty per cent 9 of the area median family income as determined by the 10 United States Department of Housing and Urban 11 Development; or [Effective from July 1, 2018, to June 30, 2022, 12 (5) 13 developed] Developed under a contract described in 14 section 104-2(i)(2) by a qualified person or firm to 15 provide affordable rental housing[+] through new 16 construction or substantial rehabilitation, and 17 approved or certified by the corporation after July 1, 2018, but not after June 30, 2026; provided that [+ 18 19 (A) The allowable general excise tax and use tax 20 costs shall apply to contracting only and shall 21 not exceed \$7,000,000 per year in the aggregate



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1 for all projects approved and certified by the 2 corporation; and 3 (B) All] all available units are for households with 4 incomes at or below one hundred forty per cent of 5 the area median family income as determined by the United States Department of Housing and Urban 6 7 Development, of which at least twenty per cent of 8 the available units are for households with 9 incomes at or below eighty per cent of the area 10 median family income as determined by the United 11 States Department of Housing and Urban 12 Development [-]; provided further that an owner 13 shall not refuse to lease a dwelling unit in the 14 project to a qualified applicant because the 15 applicant holds a voucher or certificate of 16 eligibility under section 8 of the United States 17 Housing Act of 1937, as amended." 18 SECTION 2. Act 54, Session Laws of Hawaii 2017, is amended by amending section 5 to read as follows: 19 20 "SECTION 5. This Act shall take effect on July 1, 2017, 21 and shall [be repealed on June 30, 2022; provided that:

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1	(1)	Section] not apply to projects certified or approved
2		after June 30, 2026; provided that section 3 of this
3		Act shall apply to taxable years beginning after
4		December 31, 2017[; and
5	(2)	Section 104-2, Hawaii Revised Statutes, and section
6		201H-36, Hawaii Revised Statutes, shall be reenacted
7		in the form in which they read on the day before the
8		effective date of this Act]."
9	SECT	ION 3. Statutory material to be repealed is bracketed
10	and stric	ken. New statutory material is underscored.
11	SECT	ION 4. This Act shall take effect on July 1, 2050.





Report Title:

Rental Housing Projects; General Excise Tax Exemption; Section 8 Housing Choice Vouchers

Description:

Extends the general excise tax exemption for certain affordable rental housing projects from June 30, 2022, to June 30, 2026. Removes the statutory cap for the exemption. Prohibits housing owners from refusing to lease a dwelling unit to a holder of a Section 8 Housing Choice Voucher Program voucher or certificate of eligibility. (SB2757 HD1)

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

