

JAN 21 2021

A BILL FOR AN ACT

RELATING TO THE CONVEYANCE TAX.

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~~] For properties with a
14 value of less than \$600,000[~~+~~]: 10 cents per
15 \$100;



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- 1 (B) [~~Twenty cents per \$100 for~~] For properties with a
2 value of at least \$600,000, but less than
3 \$1,000,000[+]: 20 cents per \$100;
- 4 (C) [~~Thirty cents per \$100 for~~] For properties with a
5 value of at least \$1,000,000, but less than
6 \$2,000,000[+]: 30 cents per \$100;
- 7 (D) [~~Fifty cents per \$100 for~~] For properties with a
8 value of at least \$2,000,000, but less than
9 \$4,000,000[+]: 50 cents per \$100;
- 10 (E) [~~Seventy cents per \$100 for~~] For properties with
11 a value of at least \$4,000,000, but less than
12 \$6,000,000[+]: 70 cents per \$100;
- 13 (F) [~~Ninety cents per \$100 for~~] For properties with a
14 value of at least \$6,000,000, but less than
15 \$10,000,000[+]: 90 cents per \$100; and
- 16 (G) [~~One dollar per \$100 for~~] For properties with a
17 value of \$10,000,000 or greater[+]: \$1 per \$100;
18 and
- 19 (2) For the sale of a condominium or single family
20 residence for which the purchaser is ineligible for a
21 county homeowner's exemption on property tax:



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- 1 (A) [~~Fifteen cents per \$100 for~~] For properties with
2 a value of less than \$600,000[~~+~~]: 15 cents per
3 \$100;
- 4 (B) [~~Twenty-five cents per \$100 for~~] For properties
5 with a value of at least \$600,000, but less than
6 \$1,000,000[~~+~~]: 25 cents per \$100;
- 7 (C) [~~Forty cents per \$100 for~~] For properties with a
8 value of at least \$1,000,000, but less than
9 \$2,000,000[~~+~~]: 40 cents per \$100;
- 10 (D) [~~Sixty cents per \$100 for~~] For properties with a
11 value of at least \$2,000,000, but less than
12 \$4,000,000[~~+~~]: \$2 per \$100;
- 13 (E) [~~Eighty-five cents per \$100 for~~] For properties
14 with a value of at least \$4,000,000, but less
15 than \$6,000,000[~~+~~]: \$3 per \$100;
- 16 (F) [~~One dollar and ten cents per \$100 for~~] For
17 properties with a value of at least \$6,000,000,
18 but less than \$10,000,000[~~+~~]: \$4 per \$100; and
- 19 (G) [~~One dollar and twenty-five cents per \$100 for~~]
20 For properties with a value of \$10,000,000 or
21 greater[~~+~~]: \$5 per \$100,



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1 of such actual and full consideration; provided that in the case
2 of a lease or sublease, this chapter shall apply only to a lease
3 or sublease whose full unexpired term is for a period of five
4 years or more, and in those cases, including [†], where
5 appropriate[†], those cases where the lease has been extended or
6 amended, the tax in this chapter shall be based on the cash
7 value of the lease rentals discounted to present day value and
8 capitalized at the rate of six per cent, plus the actual and
9 full consideration paid or to be paid for any and all
10 improvements, if any, that shall include on-site as well as off-
11 site improvements, applicable to the leased premises; and
12 provided further that the tax imposed for each transaction shall
13 be [~~not~~] no less than \$1."

14 SECTION 2. Section 247-3, Hawaii Revised Statutes, is
15 amended to read as follows:

16 "**§247-3 Exemptions.** The tax imposed by section 247-1
17 shall not apply to:

- 18 (1) Any document or instrument that is executed prior to
19 January 1, 1967;
- 20 (2) Any document or instrument that is given to secure a
21 debt or obligation;



- 1 (3) Any document or instrument that only confirms or
- 2 corrects a deed, lease, sublease, assignment,
- 3 transfer, or conveyance previously recorded or filed;
- 4 (4) Any document or instrument between husband and wife,
- 5 reciprocal beneficiaries, or parent and child, in
- 6 which only a nominal consideration is paid;
- 7 (5) Any document or instrument in which there is a
- 8 consideration of \$100 or less paid or to be paid;
- 9 (6) Any document or instrument conveying real property
- 10 that is executed pursuant to an agreement of sale, and
- 11 where applicable, any assignment of the agreement of
- 12 sale, or assignments thereof; provided that the taxes
- 13 under this chapter have been fully paid upon the
- 14 agreement of sale, and where applicable, upon such
- 15 assignment or assignments of agreements of sale;
- 16 (7) Any deed, lease, sublease, assignment of lease,
- 17 agreement of sale, assignment of agreement of sale,
- 18 instrument or writing in which the United States or
- 19 any agency or instrumentality thereof or the State or
- 20 any agency, instrumentality, or governmental or



- 1 political subdivision thereof are the only parties
2 thereto;
- 3 (8) Any document or instrument executed pursuant to a tax
4 sale conducted by the United States or any agency or
5 instrumentality thereof or the State or any agency,
6 instrumentality, or governmental or political
7 subdivision thereof for delinquent taxes or
8 assessments;
- 9 (9) Any document or instrument conveying real property to
10 the United States or any agency or instrumentality
11 thereof or the State or any agency, instrumentality,
12 or governmental or political subdivision thereof
13 pursuant to the threat of the exercise or the exercise
14 of the power of eminent domain;
- 15 (10) Any document or instrument that solely conveys or
16 grants an easement or easements;
- 17 (11) Any document or instrument whereby owners partition
18 their property, whether by mutual agreement or
19 judicial action; provided that the value of each
20 owner's interest in the property after partition is



1 equal in value to that owner's interest before
2 partition;

3 (12) Any document or instrument between marital partners or
4 reciprocal beneficiaries who are parties to a divorce
5 action or termination of reciprocal beneficiary
6 relationship that is executed pursuant to an order of
7 the court in the divorce action or termination of
8 reciprocal beneficiary relationship;

9 (13) Any document or instrument conveying real property
10 from a testamentary trust to a beneficiary under the
11 trust;

12 (14) Any document or instrument conveying real property
13 from a grantor to the grantor's revocable living
14 trust, or from a grantor's revocable living trust to
15 the grantor as beneficiary of the trust;

16 (15) Any document or instrument conveying real property, or
17 any interest therein, from an entity that is a party
18 to a merger or consolidation under chapter 414, 414D,
19 415A, 421, 421C, 425, 425E, or 428 to the surviving or
20 new entity;



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1 (16) Any document or instrument conveying real property, or
2 any interest therein, from a dissolving limited
3 partnership to its corporate general partner that
4 owns, directly or indirectly, at least a ninety per
5 cent interest in the partnership, determined by
6 applying section 318 (with respect to constructive
7 ownership of stock) of the federal Internal Revenue
8 Code of 1986, as amended, to the constructive
9 ownership of interests in the partnership; [~~and~~
10 +] (17) [+] Any document or instrument that conforms to the
11 transfer on death deed as authorized under chapter
12 527[-]; and
13 (18) Any document or instrument conveying real property for
14 the development or acquisition of affordable housing
15 for qualified persons and subject to a government
16 assistance program approved and certified by the
17 Hawaii housing finance and development corporation and
18 administered or operated by the corporation, or any of
19 its instrumentalities, corporate or otherwise. For
20 purposes of this paragraph:



1 "Affordable housing" has the same meaning as in
2 section 201H-57.

3 "Qualified person" means an individual who has no
4 ownership interest in any real property."

5 SECTION 3. Section 247-7, Hawaii Revised Statutes, is
6 amended to read as follows:

7 "**§247-7 Disposition of taxes.** All taxes collected under
8 this chapter shall be paid into the state treasury to the credit
9 of the general fund of the State, to be used and expended for
10 the purposes for which the general fund was created and exists
11 by law; provided that of the taxes collected each fiscal year:

12 (1) Ten per cent or \$6,800,000, whichever is less, shall
13 be paid into the land conservation fund established
14 pursuant to section 173A-5; and

15 (2) Fifty per cent [~~or \$38,000,000, whichever is less,~~]
16 shall be paid into the rental housing revolving fund
17 established by section 201H-202."

18 SECTION 4. Statutory material to be repealed is bracketed
19 and stricken. New statutory material is underscored.

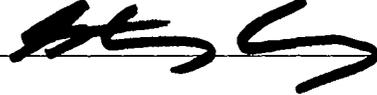
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1 SECTION 5. This Act shall take effect upon its approval.

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INTRODUCED BY: 



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Report Title:

Real Estate Conveyance Tax; Rate; Disposition; Affordable Housing Exemption; Rental Housing Revolving Fund

Description:

Increases the rate of real estate conveyance tax for condominiums and single family residences ineligible for a county home-owner's exemption with a value of at least \$2,000,000. Exempts from conveyance taxes documents and instruments conveying real property subject to a government assistance program approved and certified by HHFDC and used for the provision of affordable housing for qualified persons in the State. Removes maximum dollar amount of conveyance taxes that are to be paid into the rental housing revolving fund each fiscal year.

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

