
HOUSE CONCURRENT RESOLUTION

URGING THE COUNTIES TO ADJUST REAL PROPERTY TAX RATES TO ADDRESS
THE CONSTRUCTION AND OPERATION OF MONSTER HOMES.

1 WHEREAS, Hawaii neighborhoods have seen an increase in the
2 number of structures that are commonly referred to as "monster
3 homes," which are large-scale homes that are designed to house
4 several families or individuals, but are situated on property
5 that is zoned for single-family residential use; and
6

7 WHEREAS, these monster homes are very large multi-level
8 residential structures, with some homes reported to have as many
9 as twenty-five bedrooms; and
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11 WHEREAS, these monster homes are often built to the limits
12 of lot lines and to the maximum permissible height; and
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14 WHEREAS, the construction of monster homes in single-family
15 home neighborhoods has raised many concerns, including concerns
16 about possible violations of permitting and zoning laws, a lack
17 of appropriate certificates of occupancy, and illegal
18 modification of structures to create additional units; and
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20 WHEREAS, the construction of monster homes increases the
21 assessed value of real property in the surrounding area, which
22 results in higher real property taxes being imposed on homes
23 located near monster homes; and
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25 WHEREAS, residents of neighborhoods in which monster homes
26 are located often note an increase in noise and traffic, a
27 reduction in available public parking, a strain on the existing
28 community and surrounding infrastructure, increased building
29 density in the neighborhood, and erosion of the neighborhood's
30 character; now, therefore,
31



1 BE IT RESOLVED by the House of Representatives of the
2 Thirty-first Legislature of the State of Hawaii, Regular Session
3 of 2022, the Senate concurring, that the counties are urged to
4 adjust real property tax rates to address the construction and
5 operation of monster homes; and

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7 BE IT FURTHER RESOLVED that the counties are urged to
8 increase real property tax rates for monster homes; and

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10 BE IT FURTHER RESOLVED that the counties are urged to
11 reduce and set cap amounts for real property taxes on homes
12 located near monster homes; and

13
14 BE IT FURTHER RESOLVED that certified copies of this
15 Concurrent Resolution be transmitted to the Mayor and
16 Chairperson of the Council of each county.
17
18
19

OFFERED BY:

A handwritten signature in black ink, appearing to read "John M. Perso", is written over a horizontal line.

MAR 11 2022

