
A BILL FOR AN ACT

RELATING TO HAWAIIAN HOME LANDS.

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

1 SECTION 1. The Hawaiian Homes Commission Act, 1920, as
2 amended, is amended by adding a new section to title 2 to be
3 appropriately designated and to read as follows:

4 "§ . Beneficiaries on waitlist; successors.

5 Notwithstanding any provision of this Act to the contrary, a
6 living beneficiary's place on the department of Hawaiian home
7 lands' waitlist for any residential, agricultural, or pastoral
8 tract available pursuant to this Act may be designated for
9 transfer to a successor if the living beneficiary dies before
10 receiving an offer for a tract; provided that the successor
11 shall be at least twenty-five per cent native Hawaiian. The
12 department of Hawaiian home lands shall implement this provision
13 at the sole discretion of the Hawaiian homes commission."

14 SECTION 2. Section 207, Hawaiian Homes Commission Act,
15 1920, as amended, is amended by amending subsection (a) to read
16 as follows:



1 "(a) The department is authorized to lease to native
2 Hawaiians or qualified application successors the right to the
3 use and occupancy of a tract or tracts of Hawaiian home lands
4 within the following acreage limits per each lessee: (1) not
5 more than forty acres of agriculture lands or lands used for
6 aquaculture purposes; or (2) not more than one hundred acres of
7 irrigated pastoral lands and not more than one thousand acres of
8 other pastoral lands; or (3) not more than one acre of any class
9 of land to be used as a residence lot; provided that in the case
10 of any existing lease of a farm lot in the Kalaniana'ole
11 Settlement on Molokai, a residence lot may exceed one acre but
12 shall not exceed four acres in area, the location of such area
13 to be selected by the department; provided further that a lease
14 granted to any lessee may include two detached farm lots or
15 aquaculture lots, as the case may be, located on the same island
16 and within a reasonable distance of each other, one of which, to
17 be designated by the department, shall be occupied by the lessee
18 as the lessee's home, the gross acreage of both lots not to
19 exceed the maximum acreage of an agricultural, pastoral, or
20 aquacultural lot, as the case may be, as provided in this
21 section."



1 SECTION 3. Section 208, Hawaiian Homes Commission Act,
2 1920, as amended, is amended to read as follows:

3 "§208. **Conditions of leases.** Each lease made under the
4 authority granted the department by section 207 of this Act, and
5 the tract in respect to which the lease is made, shall be deemed
6 subject to the following conditions, whether or not stipulated
7 in the lease:

8 (1) The original lessee shall be a native Hawaiian[~~r~~] or a
9 qualified application successor, not less than
10 eighteen years of age. In case two lessees either
11 original or in succession marry, they shall choose the
12 lease to be retained, and the remaining lease shall be
13 transferred, quitclaimed, or canceled in accordance
14 with the provisions of succeeding sections[~~r~~];

15 (2) The lessee shall pay a rental of \$1 a year for the
16 tract and the lease shall be for a term of ninety-nine
17 years; except that the department may extend the term
18 of any lease; provided that the approval of any
19 extension shall be subject to the condition that the
20 aggregate of the initial ninety-nine year term and any



1 extension granted shall not be for more than one
2 hundred ninety-nine years[~~-~~];

3 (3) The lessee may be required to occupy and commence to
4 use or cultivate the tract as the lessee's home or
5 farm or occupy and commence to use the tract for
6 aquaculture purposes, as the case may be, within one
7 year after the commencement of the term of the
8 lease[~~-~~];

9 (4) The lessee thereafter, for at least such part of each
10 year as the department shall prescribe by rules, shall
11 occupy and use or cultivate the tract on the lessee's
12 own behalf[~~-~~];

13 (5) The lessee shall not in any manner transfer to, or
14 otherwise hold for the benefit of, any other person or
15 group of persons or organizations of any kind, except
16 a native Hawaiian or Hawaiians, and then only upon the
17 approval of the department, or agree so to transfer,
18 or otherwise hold, the lessee's interest in the tract;
19 except that the lessee, with the approval of the
20 department, also may transfer the lessee's interest in
21 the tract to the following qualified relatives of the



1 lessee who are at least one-quarter Hawaiian: husband,
2 wife, child, or grandchild. A lessee who is at least
3 one-quarter Hawaiian who has received an interest in
4 the tract through succession or transfer may, with the
5 approval of the department, transfer the lessee's
6 leasehold interest to a brother or sister who is at
7 least one-quarter Hawaiian. Such interest shall not,
8 except in pursuance of such a transfer to or holding
9 for or agreement with a native Hawaiian or Hawaiians
10 or qualified relative who is at least one-quarter
11 Hawaiian approved of by the department or for any
12 indebtedness due the department or for taxes or for
13 any other indebtedness the payment of which has been
14 assured by the department, including loans from other
15 agencies where such loans have been approved by the
16 department, be subject to attachment, levy, or sale
17 upon court process. The lessee shall not sublet the
18 lessee's interest in the tract or improvements
19 thereon; provided that a lessee may be permitted, with
20 the approval of the department, to rent to a native
21 Hawaiian or Hawaiians, lodging either within the



1 lessee's existing home or in a separate residential
2 dwelling unit constructed on the premises[-];
3 (6) Notwithstanding the provisions of paragraph (5), the
4 lessee, with the consent and approval of the
5 commission, may mortgage or pledge the lessee's
6 interest in the tract or improvements thereon to a
7 recognized lending institution authorized to do
8 business as a lending institution in either the State
9 or elsewhere in the United States; provided the loan
10 secured by a mortgage on the lessee's leasehold
11 interest is insured or guaranteed by the Federal
12 Housing Administration, Department of Veterans
13 Affairs, or any other federal agency and their
14 respective successors and assigns, which are
15 authorized to insure or guarantee such loans, or any
16 acceptable private mortgage insurance as approved by
17 the commission. The mortgagee's interest in any such
18 mortgage shall be freely assignable. Such mortgages,
19 to be effective, must be consented to and approved by
20 the commission and recorded with the department.

1 Further, notwithstanding the authorized purposes
2 of loan limitations imposed under section 214 of this
3 Act and the authorized loan amount limitations imposed
4 under section 215 of this Act, loans made by lending
5 institutions as provided in this paragraph, insured or
6 guaranteed by the Federal Housing Administration,
7 Department of Veterans Affairs, or any other federal
8 agency and their respective successors and assigns, or
9 any acceptable private mortgage insurance, may be for
10 such purposes and in such amounts, not to exceed the
11 maximum insurable limits, together with such
12 assistance payments and other fees, as established
13 under section 421 of the Housing and Urban Rural
14 Recovery Act of 1983 which amended Title II of the
15 National Housing Act of 1934 by adding section 247,
16 and its implementing regulations, to permit the
17 Secretary of Housing and Urban Development to insure
18 loans secured by a mortgage executed by the homestead
19 lessee covering a homestead lease issued under section
20 207(a) of this Act and upon which there is located a
21 one to four family single family residence[-];



1 (7) The lessee shall pay all taxes assessed upon the tract
2 and improvements thereon. The department may pay such
3 taxes and have a lien therefor as provided by section
4 216 of this Act[~~-~~]; and

5 (8) The lessee shall perform such other conditions, not in
6 conflict with any provision of this Act, as the
7 department may stipulate in the lease; provided that
8 an original lessee shall be exempt from all taxes for
9 the first seven years after commencement of the term
10 of the lease."

11 SECTION 4. This Act does not affect rights and duties that
12 matured, penalties that were incurred, and proceedings that were
13 begun before its effective date.

14 SECTION 5. The provisions of the amendments made by this
15 Act to the Hawaiian Homes Commission Act, 1920, as amended, are
16 declared to be severable, and if any section, sentence, clause,
17 or phrase, or the application thereof to any person or
18 circumstances is held ineffective because there is a requirement
19 of having the consent of the United States to take effect, then
20 that portion only shall take effect upon the granting of consent



1 by the United States and effectiveness of the remainder of these
2 amendments or the application thereof shall not be affected.

3 SECTION 6. Statutory material to be repealed is bracketed
4 and stricken. New statutory material is underscored.

5 SECTION 7. This Act shall take effect on either the date
6 of the Secretary of the Interior's notification letter to the
7 Congressional Committee Chairmen that this Act meets none of the
8 criteria in 43 CFR section 48.20, or on the date that the United
9 States Congress approval becomes law.

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INTRODUCED BY:

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JAN 21 2025



H.B. NO. 855

Report Title:

DHHL; Hawaiian Home Lands; Waitlist; Successors

Description:

Provides that a living beneficiary's place on the Department of Hawaiian Home Land's waitlist for any residential, agricultural or pastoral tract may be designated for transfer to a successor if the living beneficiary dies before receiving an offer for a tract; provided that the successor shall be at least twenty-five per cent native Hawaiian.

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