

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



GOV. MSG. NO. 1392

EXECUTIVE CHAMBERS  
KE KE'ENA O KE KIA'ĀINA

July 3, 2025

The Honorable Ronald D. Kouchi  
President of the Senate,  
and Members of the Senate  
Thirty-Third State Legislature  
State Capitol, Room 409  
Honolulu, Hawai'i 96813

The Honorable Nadine Nakamura  
Speaker, and Members of the  
House of Representatives  
Thirty-Third State Legislature  
State Capitol, Room 431  
Honolulu, Hawai'i 96813

Aloha President Kouchi, Speaker Nakamura, and Members of the Legislature:

This is to inform you that on July 3, 2025, the following bill was signed into law:

H.B. NO. 800, H.D. 1,  
S.D. 2, C.D. 1

RELATING TO GOVERNMENT.  
**ACT 289**

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D." in a cursive style.

Josh Green, M.D.  
Governor, State of Hawai'i

Approved by the Governor

on JUL 3 2025

HOUSE OF REPRESENTATIVES  
THIRTY-THIRD LEGISLATURE, 2025  
STATE OF HAWAII

**ACT 289**  
**H.B. NO.** 800  
H.D. 1  
S.D. 2  
C.D. 1

---

---

# A BILL FOR AN ACT

RELATING TO GOVERNMENT.

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

1 PART I

2 SECTION 1. (a) Notwithstanding any other law to the  
3 contrary, the fee simple interest in the following parcels of  
4 land with the existing improvements thereon (hereinafter "the  
5 properties") (but not including submerged land, accreted land,  
6 or any land makai of the shoreline), shall be conveyed by the  
7 department of land and natural resources, department of  
8 accounting and general services, Hawaii housing finance and  
9 development corporation, or other respective state agency, as  
10 grantor, to the city and county of Honolulu as grantee, as is,  
11 where is, and subject to any existing recorded ground leases,  
12 easements, and encumbrances:

- 13 (1) TMK 1-1-5-7-2 (senior residence at Iwilei);  
14 (2) TMK 1-1-5-7-1 (Liliha civic center);  
15 (3) TMK 1-1-7-27-1 (Aala park);  
16 (4) TMK 1-1-5-9-1 (Institute for Human Services);  
17 (5) TMK 1-1-5-9-2 (morgue addition);



1 (6) TMK 1-1-5-9-3 (morgue); and

2 (7) TMK 1-1-5-9-10 (Iwilei fire station).

3 (b) The respective state agency serving as grantor for  
4 each parcel in subsection (a) shall prepare, execute, and  
5 record, in the land court or bureau of conveyances, as  
6 appropriate, a quitclaim deed to convey each parcel with all  
7 existing improvements, to the city and county of Honolulu as  
8 grantee. As these are conveyances in which the city and county  
9 of Honolulu and the State and its agencies are the only parties,  
10 the tax imposed by section 247-1, Hawaii Revised Statutes, shall  
11 not apply. Effective on the date of transfer pursuant to  
12 subsection (d), every reference to the present titleholder or  
13 the head of the department or agency in each instrument, if the  
14 titleholder is a department or an agency, shall be construed as  
15 a reference to the city and county of Honolulu.

16 (c) The city and county of Honolulu shall accept the  
17 properties in their existing condition. All claims and  
18 liabilities against the respective state agency serving as  
19 grantor for each parcel in subsection (a), if any, which the  
20 city and county of Honolulu has, may have had, or may have in  
21 the future, regarding any injury, loss, cost, damage, or



1 liability, including reasonable attorneys' fees, concerning the  
2 physical, environmental, soil, economic, and legal conditions of  
3 the conveyed properties, are released, waived, and extinguished.

4 (d) Transfer of the parcels shall be effective  
5 December 31, 2025, or upon final approval by the city and county  
6 of Honolulu of the terms of the transfer of the Alii tower  
7 parcel to the department of land and natural resources pursuant  
8 to part II of this Act, whichever occurs later.

9 PART II

10 SECTION 2. (a) Notwithstanding any other law to the  
11 contrary, the fee simple interest in the parcel of land  
12 identified as TMK 1-2-1-17-8 (Alii tower) with the existing  
13 improvements thereon (hereinafter "the property") (but not  
14 including submerged land, accreted land, or any land makai of  
15 the shoreline), shall be conveyed by the city and county of  
16 Honolulu as grantor, to the department of land and natural  
17 resources as grantee, as is, where is, and subject to any  
18 existing recorded ground leases, easements, and encumbrances.

19 (b) The city and county of Honolulu shall prepare,  
20 execute, and record, in the land court or bureau of conveyances,  
21 as appropriate, a quitclaim deed to convey the parcel in



1 subsection (a) with all existing improvements, to the department  
2 of land and natural resources as grantee, and a lease for the  
3 department of the prosecuting attorney of the city and county of  
4 Honolulu on terms acceptable to the grantee. As this is a  
5 conveyance in which the city and county of Honolulu and the  
6 State and its agencies are the only parties, the tax imposed by  
7 section 247-1, Hawaii Revised Statutes, shall not apply.

8 Effective on the date of transfer pursuant to subsection (d),  
9 every reference to the present titleholder or the head of the  
10 department or agency in each instrument, if the titleholder is a  
11 department or an agency, shall be construed as a reference to  
12 the department of land and natural resources.

13 (c) The department of land and natural resources shall  
14 accept the property in its existing condition. All claims and  
15 liabilities against the city and county of Honolulu, if any,  
16 which the department of land and natural resources has, may have  
17 had, or may have in the future, regarding any injury, loss,  
18 cost, damage, or liability, including reasonable attorneys'  
19 fees, concerning the physical, environmental, soil, economic,  
20 and legal conditions of the conveyed property, are released,  
21 waived, and extinguished.



1 (d) Transfer of the parcel shall be effective December 31,  
2 2025, or upon final approval by the city and county of Honolulu  
3 of the terms of the transfer, whichever occurs later.

4 PART III

5 SECTION 3. Section 171-2, Hawaii Revised Statutes, is  
6 amended to read as follows:

7 **"§171-2 Definition of public lands.** "Public lands" means  
8 all lands or interest therein in the State classed as government  
9 or crown lands previous to August 15, 1895, or acquired or  
10 reserved by the government upon or subsequent to that date by  
11 purchase, exchange, escheat, or the exercise of the right of  
12 eminent domain, or in any other manner; including lands accreted  
13 after May 20, 2003, and not otherwise awarded, submerged lands,  
14 and lands beneath tidal waters that are suitable for  
15 reclamation, together with reclaimed lands that have been given  
16 the status of public lands under this chapter, except:

- 17 (1) Lands designated in section 203 of the Hawaiian Homes  
18 Commission Act, 1920, as amended;
- 19 (2) Lands set aside pursuant to law for the use of the  
20 United States;
- 21 (3) Lands being used for roads and streets;



- 1           (4) Lands to which the United States relinquished the  
2           absolute fee and ownership under section 91 of the  
3           Hawaiian Organic Act before the admission of Hawaii as  
4           a state of the United States unless subsequently  
5           placed under the control of the board of land and  
6           natural resources and given the status of public lands  
7           in accordance with the state constitution, the  
8           Hawaiian Homes Commission Act, 1920, as amended, or  
9           other laws;
- 10          (5) Lands to which the University of Hawaii holds title;
- 11          (6) Non-ceded lands set aside by the governor to the  
12          Hawaii housing finance and development corporation or  
13          lands to which the Hawaii housing finance and  
14          development corporation in its corporate capacity  
15          holds title;
- 16          (7) Lands to which the Hawaii community development  
17          authority in its corporate capacity holds title;
- 18          (8) Lands set aside by the governor to the Hawaii public  
19          housing authority or lands to which the Hawaii public  
20          housing authority in its corporate capacity holds  
21          title;



- 1           (9) Lands to which the department of agriculture holds
- 2                   title by way of foreclosure, voluntary surrender, or
- 3                   otherwise, to recover moneys loaned or to recover
- 4                   debts otherwise owed the department under chapter 167;
- 5           (10) Lands that are set aside by the governor to the Aloha
- 6                   Tower development corporation, lands leased to the
- 7                   Aloha Tower development corporation by any department
- 8                   or agency of the State, or lands to which the Aloha
- 9                   Tower development corporation holds title in its
- 10                  corporate capacity;
- 11           (11) Lands that are set aside by the governor to the
- 12                   agribusiness development corporation, lands leased to
- 13                   the agribusiness development corporation by any
- 14                   department or agency of the State, or lands to which
- 15                   the agribusiness development corporation in its
- 16                   corporate capacity holds title;
- 17           (12) Lands to which the Hawaii technology development
- 18                   corporation in its corporate capacity holds title;
- 19           (13) Lands to which the department of education holds
- 20                   title;
- 21           (14) Lands to which the stadium authority holds title;





1 (15) Lands to which the school facilities authority holds  
2 title; [~~and~~]

3 (16) Lands that are set aside by the governor to the  
4 department of transportation, lands leased to the  
5 department of transportation by any department or  
6 agency of the State, or lands to which the department  
7 of transportation holds title; and

8 (17) Lands transferred to the department of land and  
9 natural resources pursuant to Act \_\_\_\_\_, Session Laws  
10 of Hawaii 2025;

11 provided that, except as otherwise limited under federal law and  
12 except for state land used as an airport as defined in  
13 section 262-1, public lands shall include the air rights over  
14 any portion of state land upon which a county mass transit  
15 project is developed after July 11, 2005; provided further that  
16 if the lands pursuant to paragraph (6) are no longer needed for  
17 housing finance and development purposes, the lands shall be  
18 returned to the agency from which they were obtained; provided  
19 further that if the lands pursuant to paragraph (14) are no  
20 longer needed for the stadium development district or related

1 purposes, the lands shall be returned to the public land trust  
2 administered by the department."

3 SECTION 4. Real property transferred to the department of  
4 land and natural resources under this Act shall not be  
5 considered part of the public land trust as described in  
6 section 171-18, Hawaii Revised Statutes.

7 PART IV

8 SECTION 5. Statutory material to be repealed is bracketed  
9 and stricken. New statutory material is underscored.

10 SECTION 6. This Act shall take effect on July 1, 2025, or  
11 the day after final approval by the city and county of Honolulu  
12 of the terms of the transfer of the fee simple interest in land  
13 pursuant to part II of this Act, whichever occurs later;  
14 provided that upon the completed transfer of the fee simple  
15 interest in land pursuant to part II of this Act, the governor  
16 shall notify the legislature and the revisor of statutes that  
17 the transfer was filed or recorded with the bureau of  
18 conveyances; provided further that if the city and county of  
19 Honolulu does not finalize approval of the terms of the transfer  
20 required under part II of this Act by December 31, 2026, this  
21 Act shall be repealed on January 1, 2027, and section 171-2,

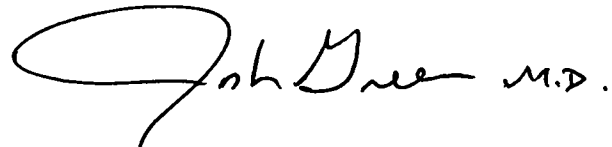


- 1 Hawaii Revised Statutes, shall be reenacted in the form in which
- 2 it read on the day before the effective date of this Act.



H.B. NO. 800  
H.D. 1  
S.D. 2  
C.D. 1

APPROVED this 3rd day of July, 2025

A handwritten signature in black ink, appearing to read "Josh Green M.D.", written in a cursive style.

GOVERNOR OF THE STATE OF HAWAII

HB No. 800, HD 1, SD 2, CD 1

THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2025  
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-Third Legislature of the State of Hawaii, Regular Session of 2025.



Nadine K. Nakamura  
Speaker  
House of Representatives





Brian L. Takeshita  
Chief Clerk  
House of Representatives

**THE SENATE OF THE STATE OF HAWAI‘I**

Date: April 30, 2025  
Honolulu, Hawai‘i 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirty-Third Legislature of the State of Hawai‘i, Regular Session of 2025.

  
President of the Senate

  
Clerk of the Senate