
A BILL FOR AN ACT

RELATING TO PALI LANES.

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

1 SECTION 1. The legislature finds that the Pali Lanes
2 property located in Kailua, Oahu, had been a community
3 institution for sixty years prior to its closure in 2021,
4 providing generations of residents an accessible and affordable
5 recreational facility and a venue for youth sports, community
6 events, social gatherings, hula halau performances, non-profit
7 organizations, and special Olympics, among many others. The
8 facility played a significant role in building community
9 identity and a sense of place for Kailua and windward Oahu as a
10 whole. Because of this, its preservation has garnered more
11 public support than nearly any other endeavor in decades,
12 including from elected officials, community leaders, the Kailua
13 neighborhood board, and numerous petitions and surveys that have
14 demonstrated strong support from tens of thousands of Kailua
15 residents. The legislature also finds that, in 2018, Pali Lanes
16 was included on the Hawaii register of historic places for its



1 associations with the development of bowling in the State during
2 the 1950s and 1960s and for its rare mid-century modern design.

3 The legislature further finds that the vast majority of
4 commercial properties in Kailua were purchased by a single buyer
5 in 2013, which has led to the redevelopment of many properties
6 but also to the displacement of local businesses and loss of
7 institutions serving the local community. Due to rising land
8 costs, commercial rent, and extremely limited land availability,
9 few opportunities still exist to provide affordable and
10 accessible spaces that serve the public in the manner that Pali
11 Lanes had for generations. The Pali Lanes property has been
12 sitting idle since its closure because the current landowner has
13 tried to develop multiple plans for the property, but those
14 plans have either failed to gain traction or faced opposition
15 from the community. The legislature finds that while a for-
16 profit landowner must by law prioritize financial
17 considerations, limiting the options for community-focused
18 spaces, public facilities can prioritize community needs first
19 and provide accessible and affordable opportunities unmatched by
20 the private sector.



1 The legislature believes that preserving space for public
2 and community use is essential to supporting the economic and
3 social vitality of local communities. Therefore, the
4 legislature finds it is in the public interest to acquire the
5 Pali Lanes property, to renovate it, and to return it to
6 community use for the benefit of the public.

7 Accordingly, the purpose of this Act is to:

8 (1) Require the department of land and natural resources
9 to acquire by eminent domain the fee simple interest
10 in the parcel of land with improvements thereon
11 located at 120 Hekili street; and
12 (2) Appropriate funds to the department of land and
13 natural resources for the just compensation of the
14 acquisition of the fee simple interest in the parcel
15 of land with improvements thereon located at 120
16 Hekili street.

17 SECTION 2. The department of land and natural resources
18 shall acquire by eminent domain pursuant to chapter 101, Hawaii
19 Revised Statutes, the fee simple interest in the parcel of land
20 with existing improvements thereon found at TMK 4-2-038-020-
21 0000, or 120 Hekili street, including the facility of Pali



1 Lanes, for the purpose of preserving and maintaining the
2 property for the benefit of the public.

3 SECTION 3. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$ or so
5 much thereof as may be necessary for fiscal year 2026-2027 for
6 the just compensation of the acquisition of the fee simple
7 interest in the parcel of land with improvements thereon located
8 at 120 Hekili street.

9 The sum appropriated shall be expended by the department of
10 land and natural resources for the purposes of this Act.

11 SECTION 4. This Act shall take effect on July 1, 2026.

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INTRODUCED BY: Clun



S.B. NO. 2915

Report Title:

DLNR; Eminent Domain; Pali Lanes; Appropriation

Description:

Requires the Department of Land and Natural Resources to acquire by eminent domain the fee simple interest in the Pali Lanes property. Appropriates funds for the just compensation of the acquisition of the fee simple interest in the Pali Lanes property by the Department of Land and Natural Resources.

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