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## HOUSE RESOLUTION

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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  
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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

32 BE IT RESOLVED by the House of Representatives of the  
33 Thirty-first Legislature of the State of Hawaii, Regular Session



1 of 2022, that the counties are urged to adjust real property tax  
2 rates to address the construction and operation of monster  
3 homes; and  
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5 BE IT FURTHER RESOLVED that the counties are urged to  
6 increase real property tax rates for monster homes; and  
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8 BE IT FURTHER RESOLVED that the counties are urged to  
9 reduce and set cap amounts for real property taxes on homes  
10 located near monster homes; and  
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12 BE IT FURTHER RESOLVED that certified copies of this  
13 Resolution be transmitted to the Mayor and Chairperson of the  
14 Council of each county.  
15  
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OFFERED BY: 

MAR 11 2022

