
A BILL FOR AN ACT

RELATING TO THE CONVEYANCE TAX.

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

1 SECTION 1. Section 247-2, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "**§247-2 Basis and rate of tax.** The tax imposed by section
4 247-1 shall be based on the actual and full consideration
5 (whether cash or otherwise, including any promise, act,
6 forbearance, property interest, value, gain, advantage, benefit,
7 or profit), paid or to be paid for all transfers or conveyance
8 of realty or any interest therein, that shall include any liens
9 or encumbrances thereon at the time of sale, lease, sublease,
10 assignment, transfer, or conveyance, and shall be at the
11 following rates:

12 (1) Except as provided in paragraph (2):

13 (A) [~~Ten cents per \$100 for~~] For properties with a
14 value of less than \$600,000[+]: 10 cents per
15 \$100;



- 1 (B) ~~[Twenty cents per \$100 for]~~ For properties with a
- 2 value of at least \$600,000, but less than
- 3 \$1,000,000 [~~+~~]: 20 cents per \$100;
- 4 (C) ~~[Thirty cents per \$100 for]~~ For properties with a
- 5 value of at least \$1,000,000, but less than
- 6 \$2,000,000 [~~+~~]: 30 cents per \$100;
- 7 (D) ~~[Fifty cents per \$100 for]~~ For properties with a
- 8 value of at least \$2,000,000, but less than
- 9 \$4,000,000 [~~+~~]: 50 cents per \$100;
- 10 (E) ~~[Seventy cents per \$100 for]~~ For properties with
- 11 a value of at least \$4,000,000, but less than
- 12 \$6,000,000 [~~+~~]: 70 cents per \$100;
- 13 (F) ~~[Ninety cents per \$100 for]~~ For properties with a
- 14 value of at least \$6,000,000, but less than
- 15 \$10,000,000 [~~+~~]: 90 cents per \$100; and
- 16 (G) ~~[One dollar per \$100 for]~~ For properties with a
- 17 value of \$10,000,000 or greater [~~+~~]: \$1 per \$100;
- 18 and
- 19 (2) For the sale of a condominium or single family
- 20 residence for which the purchaser is ineligible for a
- 21 county homeowner's exemption on property tax:



- 1 (A) [~~Fifteen cents per \$100 for~~] For properties with
2 a value of less than \$600,000 [~~+~~]: 15 cents per
3 \$100;
- 4 (B) [~~Twenty five cents per \$100 for~~] For properties
5 with a value of at least \$600,000, but less than
6 \$1,000,000 [~~+~~]: 25 cents per \$100;
- 7 (C) [~~Forty cents per \$100 for~~] For properties with a
8 value of at least \$1,000,000, but less than
9 \$2,000,000 [~~+~~]: 40 cents per \$100;
- 10 (D) [~~Sixty cents per \$100 for~~] For properties with a
11 value of at least \$2,000,000, but less than
12 \$4,000,000 [~~+~~]: \$1.20 per \$100;
- 13 (E) [~~Eighty five cents per \$100 for~~] For properties
14 with a value of at least \$4,000,000, but less
15 than \$6,000,000 [~~+~~]: \$1.70 per \$100;
- 16 (F) [~~One dollar and ten cents per \$100 for~~] For
17 properties with a value of at least \$6,000,000,
18 but less than \$10,000,000 [~~+~~]: \$2.20 per \$100;
19 and



1 (G) ~~[One dollar and twenty five cents per \$100 for]~~
2 For properties with a value of \$10,000,000 or
3 greater~~[,]~~: \$2.50 per \$100,
4 of ~~[such]~~ the actual and full consideration; provided that in
5 the case of a lease or sublease, this chapter shall apply only
6 to a lease or sublease whose full unexpired term is for a period
7 of five years or more~~[, and in those cases, including (where~~
8 ~~appropriate) those cases where the]~~; provided further that if a
9 lease has been extended or amended, the tax in this chapter
10 shall be based on the cash value of the lease rentals discounted
11 to present day value and capitalized at the rate of six per
12 cent, plus the actual and full consideration paid or to be paid
13 for any and all improvements, if any, that shall include on-site
14 as well as off-site improvements, applicable to the leased
15 premises; ~~[and]~~ provided further that the tax imposed for each
16 transaction shall be not less than \$1."

17 SECTION 2. Section 247-3, Hawaii Revised Statutes, is
18 amended to read as follows:

19 "**§247-3 Exemptions.** The tax imposed by section 247-1
20 shall not apply to:



- 1 (1) Any document or instrument that is executed prior to
2 January 1, 1967;
- 3 (2) Any document or instrument that is given to secure a
4 debt or obligation;
- 5 (3) Any document or instrument that only confirms or
6 corrects a deed, lease, sublease, assignment,
7 transfer, or conveyance previously recorded or filed;
- 8 (4) Any document or instrument between husband and wife,
9 reciprocal beneficiaries, or parent and child, in
10 which only a nominal consideration is paid;
- 11 (5) Any document or instrument in which there is a
12 consideration of \$100 or less paid or to be paid;
- 13 (6) Any document or instrument conveying real property
14 that is executed pursuant to an agreement of sale, and
15 where applicable, any assignment of the agreement of
16 sale, or assignments thereof; provided that the taxes
17 under this chapter have been fully paid upon the
18 agreement of sale, and where applicable, upon [~~sueh~~]
19 the assignment or assignments of agreements of sale;
- 20 (7) Any deed, lease, sublease, assignment of lease,
21 agreement of sale, assignment of agreement of sale,



1 instrument or writing in which the United States or
2 any agency or instrumentality thereof or the State or
3 any agency, instrumentality, or governmental or
4 political subdivision thereof are the only parties
5 thereto;

6 (8) Any document or instrument executed pursuant to a tax
7 sale conducted by the United States or any agency or
8 instrumentality thereof or the State or any agency,
9 instrumentality, or governmental or political
10 subdivision thereof for delinquent taxes or
11 assessments;

12 (9) Any document or instrument conveying real property to
13 the United States or any agency or instrumentality
14 thereof or the State or any agency, instrumentality,
15 or governmental or political subdivision thereof
16 pursuant to the threat of the exercise or the exercise
17 of the power of eminent domain;

18 (10) Any document or instrument that solely conveys or
19 grants an easement or easements;

20 (11) Any document or instrument whereby owners partition
21 their property, whether by mutual agreement or



1 judicial action; provided that the value of each
2 owner's interest in the property after partition is
3 equal in value to that owner's interest before
4 partition;

5 (12) Any document or instrument between marital partners or
6 reciprocal beneficiaries who are parties to a divorce
7 action or termination of reciprocal beneficiary
8 relationship that is executed pursuant to an order of
9 the court in the divorce action or termination of
10 reciprocal beneficiary relationship;

11 (13) Any document or instrument conveying real property
12 from a testamentary trust to a beneficiary under the
13 trust;

14 (14) Any document or instrument conveying real property
15 from a grantor to the grantor's revocable living
16 trust, or from a grantor's revocable living trust to
17 the grantor as beneficiary of the trust;

18 (15) Any document or instrument conveying real property, or
19 any interest therein, from an entity that is a party
20 to a merger or consolidation under chapter 414, 414D,



1 415A, 421, 421C, 425, 425E, or 428 to the surviving or
2 new entity;

3 (16) Any document or instrument conveying real property, or
4 any interest therein, from a dissolving limited
5 partnership to its corporate general partner that
6 owns, directly or indirectly, at least a ninety per
7 cent interest in the partnership, determined by
8 applying section 318 (with respect to constructive
9 ownership of stock) of the federal Internal Revenue
10 Code of 1986, as amended, to the constructive
11 ownership of interests in the partnership; [~~and~~

12 ~~]~~ (17) ~~[+]~~ Any document or instrument that conforms to the
13 transfer on death deed as authorized under chapter
14 527 ~~[+]~~; and

15 (18) Any document or instrument conveying real property for
16 the development or acquisition of affordable housing
17 exclusively for qualified persons and subject to a
18 government assistance program approved and certified
19 by the Hawaii housing finance and development
20 corporation and administered or operated by the
21 corporation, or any of its instrumentalities,



1 corporate or otherwise. For purposes of this
2 paragraph:

3 "Affordable housing" has the same meaning as in
4 section 201H-57.

5 "Qualified person" means an individual who is a
6 resident of the State, who is an owner- or renter-
7 occupant of the property, and has no ownership
8 interest in any other real property."

9 SECTION 3. Section 247-7, Hawaii Revised Statutes, is
10 amended to read as follows:

11 "**§247-7 Disposition of taxes.** All taxes collected under
12 this chapter shall be paid into the state treasury to the credit
13 of the general fund of the State, to be used and expended for
14 the purposes for which the general fund was created and exists
15 by law; provided that of the taxes collected each fiscal year:

16 (1) Ten per cent or \$5,100,000, whichever is less, shall
17 be paid into the land conservation fund established
18 pursuant to section 173A-5; and

19 (2) Fifty per cent [~~or \$38,000,000, whichever is less,~~]
20 shall be paid into the rental housing revolving fund
21 established by section 201H-202."



1 SECTION 4. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 5. This Act shall take effect on January 1, 2024.

4



Report Title:

Conveyance Tax; Rate; Disposition; Affordable Housing Exemption;
Rental Housing Revolving Fund

Description:

Increases the rate of conveyance tax for condominiums and single family residences for which the purchaser is ineligible for a county homeowner's exemption with a value of at least \$2,000,000. Exempts from the conveyance tax documents and instruments conveying real property subject to a government assistance program approved and certified by the Hawaii housing finance and development corporation and used exclusively for the provision of affordable housing for qualified persons who are residents of the State, who are owner- or renter-occupants, and own no other real property. Removes maximum dollar amount of conveyance tax revenues that are to be paid into the rental housing revolving fund each fiscal year. Effective 1/1/2024.
(SD1)

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