

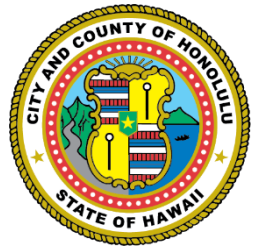
Real Property Assessment Division

**Department of Budget and Fiscal Services
City and County of Honolulu**

**Honolulu Board of Realtors
Agent Forum**

July 19, 2024

PRESENTATION OVERVIEW



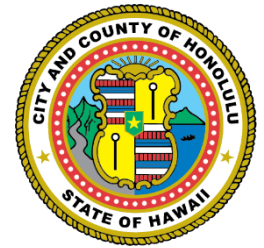
City and County of Honolulu

Department of Budget and Fiscal Services

- Administration
- Accounting & Fiscal Services Division
- Budgetary Administration Division
- Fiscal/CIP Administration Division
- Internal Control Division
- Purchasing Division
- Real Property Assessment Division
- Treasury Division



2024 REAL PROPERTY NOTICE OF ASSESSMENT
CITY AND COUNTY OF HONOLULU
REAL PROPERTY ASSESSMENT DIVISION
TAX YEAR JULY 1, 2024 TO JUNE 30, 2025



190820740000

X



ALOHA, JANE
1234 MAHALO ST
Honolulu, HI 96819

APPEAL HOTLINE: (808) 768-7000
Available only from December 15, 2023 through
January 12, 2024, from 7:45 A.M. to 4:30 P.M. HST

THIS IS NOT A BILL - PLEASE REVIEW FOR ACCURACY

TAX RATES ARE POSTED ON OUR WEBSITE IN JUNE 2024 AND TAX BILLS ARE SENT IN JULY 2024

ASSESSMENT OF PROPERTY: This notice contains assessment information based on property records. Real property is assessed in accordance with the Revised Ordinance of Honolulu (ROH). "Real property shall be assessed in its entirety to the owner..." ROH § 8-6.3, "In its entirety" is interpreted as fee simple interest. "All real property shall be subject to a tax upon 100 percent of its fair market value..." ROH § 8-6.1.

Refer to the back of this page for more information on important dates, how to file an appeal, deadlines, and exemptions.

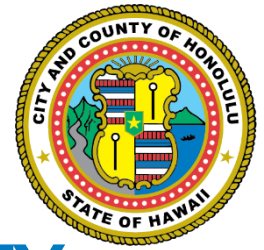
REGISTER TO ACCESS YOUR NOTICE OF ASSESSMENT ONLINE
GO PAPERLESS at <https://mynotice.realpropertyhonolulu.net> and register using this code DFHUT_HKROET

Note: If you register to receive the Notice of Assessment online, you will no longer receive a paper copy by mail the preceding tax year and every year thereafter.

NOA 1 of 1

PARCEL ID (Tax Map Key)	SITE ADDRESS	LAND AREA
190820740000	1234 MAHALO ST	7500 SQ FT
FEE OWNER(S)	UNIQUE ID	LESSEE(S) / ASSIGNEE(S)
ALOHA, JANE	1908207400000001	
EXEMPTION TYPE	EXEMPTION AMOUNT AND NAME OF CLAIMANT	
HOME EXEMPTION - REGULAR FEE	160000 for ALOHA, JANE	
2024 PROPERTY CLASS	2023 PROPERTY CLASS (IF DIFFERENT THAN 2024)	SPECIAL ASSESSMENT
RESIDENTIAL		
2023 PROPERTY VALUE	2023 EXEMPTION AMOUNT	2023 NET TAXABLE VALUE
1,639,600	140,000	1,499,600
2024 PROPERTY VALUE	2024 EXEMPTION AMOUNT	2024 NET TAXABLE VALUE
1,714,300	160,000	1,554,300





DISTRIBUTION OF REAL PROPERTY TAX RESPONSIBILITIES

**PARCEL
VALUE**



**Real Property
Assessment Division**
Determines valuation of
parcel. Administers
exemptions & dedications.

x

**TAX
RATE**



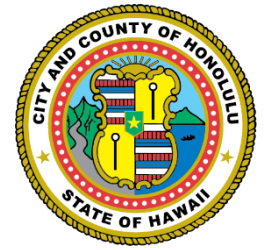
**Mayor proposes &
City Council adopts**
Sets tax rates
annually.

=

**REAL
PROPERTY
TAX**

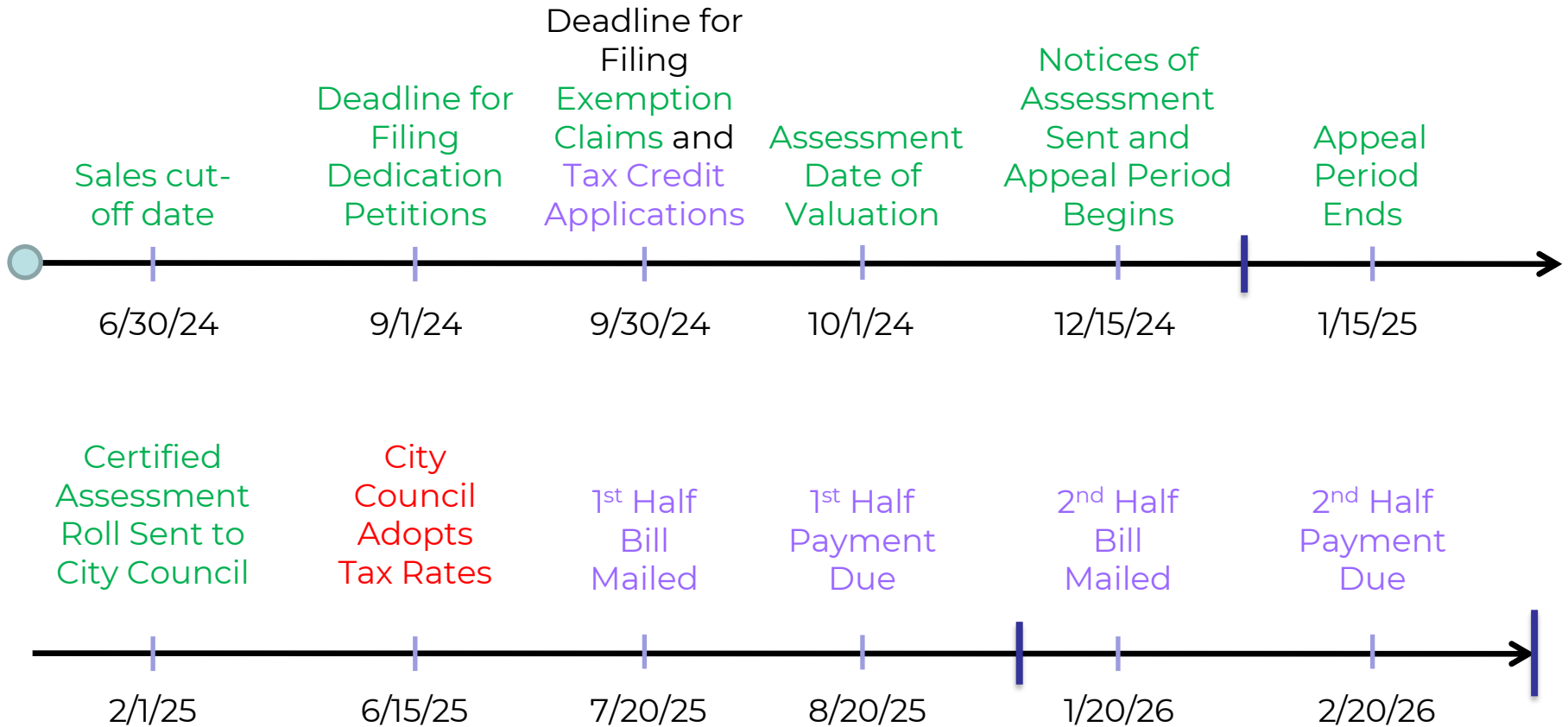


Treasury Division
Computes the taxes, then
bills and collects tax
payments.
Administers tax credits.



REAL PROPERTY TAX TIMELINE AND IMPORTANT DATES

For Tax Year from July 1, 2025 – June 30, 2026

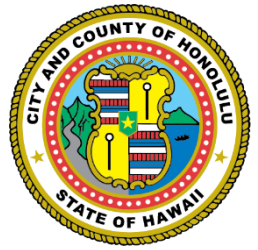


TAX RATES FOR TAX YEAR 2024-25

(July 1, 2024 to June 30, 2025)

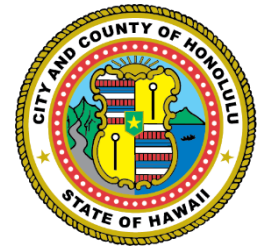
applied per \$1,000 of net taxable

Adopted by City Council via Resolution 24-61

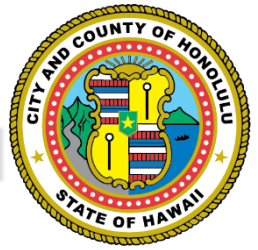


Residential:	\$3.50	Hotel and Resort:	\$13.90
Residential A:		Vacant Agricultural:	\$8.50
Tier 1 (first \$1M):	\$4.00	Agricultural:	\$5.70
Tier 2 (in excess of \$1M):	\$11.40	Preservation:	\$5.70
Commercial:	\$12.40	Public Service:	\$0.00
Industrial:	\$12.40	Transient Vacation:	
B&B Home:	\$6.50	Tier 1 (first \$800K):	\$9.00
		Tier 2 (in excess of \$800K):	\$11.50

TAX RELIEF: TAX CREDITS, EXEMPTIONS, & DEDICATIONS



- Tax credits such as the Real Property tax credit for homeowners and the Automatic sprinkler tax credit are administered by the Treasury Division.
- Exemptions and Dedications are administered by RPAD.
 - **Exemptions** are reductions in the taxable value of a property that a taxpayer or owner may qualify for. For example, the home exemption reduces the taxable value of a home by \$120,000 for those who qualify. This amount increases if the homeowner is 65 years of age or older. The deadline to file for an exemption is September 30 preceding the tax year.
 - **Dedications** are essentially promises by the property owner to use their property in a specific manner for a set number of years in exchange for tax relief. The most common dedication is the Residential Use Dedication, with approximately 3,000 approvals for the Tax Year 2024.



RESIDENTIAL A CLASSIFICATION

ROH 8-7.1(c)(4)

“Residential A” means a parcel, or portion thereof, which:

(A) Is improved with no more than two single-family dwelling units; and

(i) Has an assessed value of \$1,000,000 or more;

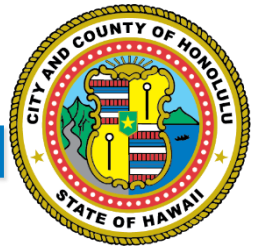
(ii) Does not have a home exemption; and

(iii) Is zoned R-3.5, R-5, R-7.5, R-10, or R-20 or is dedicated for residential use;

(B) Is vacant land zoned R-3.5, R-5, R-7.5, R-10, or R-20 and has an assessed value of \$1,000,000 or more; or

(C) Is a condominium unit with an assessed valuation of \$1,000,000 or more and does not have a home exemption.

Residential A excludes any parcel, or portion thereof, improved with military housing located on or outside of a military base.

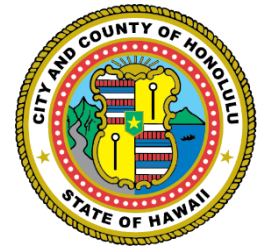


RESIDENTIAL-A CLASSIFICATION

ROH 8-7.1(c)(4)

- Residential A applies only to residential zones R-3.5, R-5, R-7.5, R-10, or R-20, or properties dedicated for residential use (within an apartment, apartment mixed use, resort, business, business mixed use, industrial, or industrial mixed use district; or if it is in the Waikiki special district, is zoned apartment mixed use sub-precinct, resort mixed use precinct, or resort-commercial precinct; or is in a transit-oriented development special district pursuant to § 21-9.100)

REAL PROPERTY TAX CALCULATIONS



Example 1, with home exemption

Total Assessed Value: \$1,600,000
Home Exemption: \$120,000
Classification: Residential
Tax Rate: \$3.50 per \$1,000 net taxable

<u>Total Value</u>	<u>Exemption</u>	<u>Net Taxable</u>
\$1,600,000	- \$120,000	= \$1,480,000

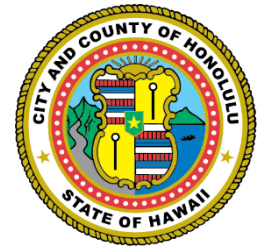
$$\$1,480,000 \div \$1,000 \times \$3.50 = \mathbf{\$5,180 \text{ Taxes}}$$

Value of a Home Exemption

$$\$120,000 \div \$1,000 \times \$3.50 = \$420$$

$$\$160,000 \div \$1,000 \times \$3.50 = \$560$$

REAL PROPERTY TAX CALCULATIONS



Example 2, without home exemption

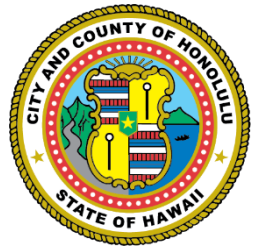
Total Assessed Value: \$1,600,000
 Home Exemption: **\$0**
 Classification: **Residential A**
 Tax Rate:
 Tier 1 (up to \$1M): \$4.00 per \$1,000 net taxable
 Tier 2 (> \$1M): \$11.40 per \$1,000 net taxable

<u>Total Value</u>		<u>Exemption</u>		<u>Net Taxable</u>
\$1,600,000	-	\$0	=	\$1,600,000

\$1,000,000	÷	\$1,000	x	\$4.00	=	\$4,000
\$600,000	÷	\$1,000	x	\$11.40	=	<u>\$6,840</u>
						= \$10,840 Taxes

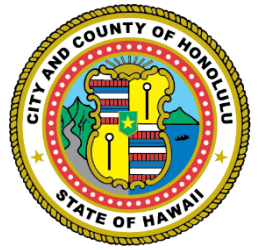
Difference of \$5,660.00 in Taxes (109%)

ROH SEC. 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE



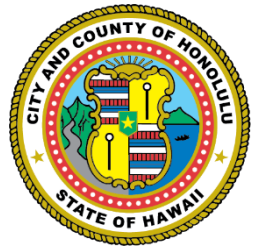
- The owner of a parcel may dedicate the parcel for residential use and have the property classified as residential and assessed at its value in residential use, provided that the property:
 - (1) Is within an apartment, apartment mixed use, resort, business, business mixed use, industrial, or industrial mixed use district; or if it is in the Waikiki special district, is zoned apartment mixed use sub-precinct, resort mixed use precinct, or resort-commercial precinct; or is in a transit-oriented development special district pursuant to § 21-9.100;
 - (2) Is used exclusively for residential use, except that a portion of the property may be used for nonprofit purposes pursuant to § 8-10.9; and
 - (3) The parcel is improved with one or more detached dwellings, as defined in § 21-10.1 or with one or more apartment buildings or with both dwellings and apartment buildings or is a condominium unit that is legally permitted multiple uses including residential use and is actually and exclusively used as a residence; or
 - (4) A condominium parking unit or a condominium storage unit that is used in conjunction with a unit in residential use within the project.

ROH SEC. 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE



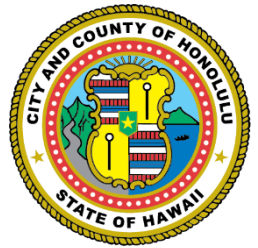
- Petitions to dedicate property may be filed by mail, or in person. The dedication form is available online at www.realpropertyhonolulu.com.
- The filing deadline is September 1st of the year preceding the tax year.
 - If an owner files by September 1, 2024 and is granted the dedication, they will see it on their Notice of Assessment issued in December, 2024 for the 2025 tax year starting July 1, 2025.
- The approval of the petition by the director to dedicate shall constitute a forfeiture on the part of the owner of any right to change the use of such person's property for a minimum period of five years, automatically renewable thereafter for additional periods of five years subject to cancellation by either the owner or the director.

ROH SEC. 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE

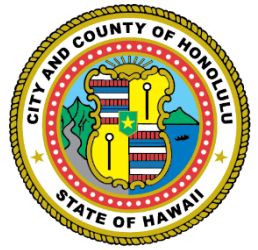


- Upon sale or transfer of the dedicated property, the dedication shall continue for the remainder of the five-year dedication or latest five-year renewal subject to all restrictions and penalties. Upon expiration of the fifth year the dedication will not automatically renew and will be canceled by the director.
- A new five-year period will begin with a new filing reflecting the new owner.
- The tax bill will not reflect if or when the dedication expires. However if approved, the Notice of assessment will reflect the new classification of the property granted under the dedication and indicate “Residential Use” under Special Assessment. For specific expiration end year, please contact our office at 808-768-3799 or check our website.

ROH SEC. 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE



- Failure of the owner to observe the restrictions on the use of such person's property shall cancel the dedication retroactive to the tax year preceding the tax year in which the breach of the dedication occurs, and all differences in the amount of taxes that were paid and those that would have been due from assessment in the higher use shall be payable with a 10 percent per year penalty retroactive to the tax year preceding the tax year in which the breach of the dedication occurs.



HOME

TAX RELIEF AND FORMS

STATE REPORTS

APPEALS

HELP & RESOURCES

Tax Relief and Forms

TAX RELIEF AND FORMS

+ EXEMPTIONS

- DEDICATIONS

AGRICULTURAL DEDICATION

HISTORIC RESIDENTIAL REAL PROPERTY
DEDICATED TO PRESERVATIONHISTORIC COMMERCIAL REAL PROPERTY
DEDICATED FOR PRESERVATIONPROPERTY DEDICATION FOR RESIDENTIAL
USE

DEDICATION FORMS

LOW-INCOME RENTAL HOUSING - RELATED
TO RESIDENTIAL A CLASSIFICATION

+ AFFORDABLE HOUSING

+ MISCELLANEOUS FORMS

DOWNLOAD
FORM D-8-7.5REVISED ORDINANCES
OF HONOLULU 8-7.5

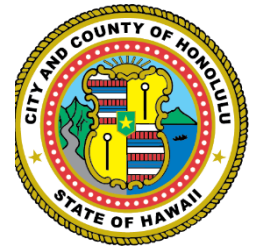
TO APPLY, DOWNLOAD THE FORM, COMPLETE IT, AND SUBMIT TO OUR OFFICE.

[Residential Use List](#)[CONDOMINIUM PROJECTS IMPACTED BY ORD 17-13 UPDATED 2023-11-28](#)

*This is one of over 80 pages on the current list

2024 Residential Dedication List

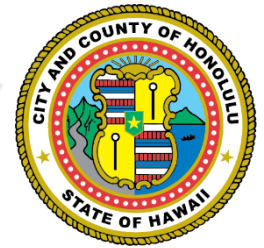
As of 12/15/2023



*Property owners who recently acquired a property on this list and wish to continue the dedication after the expiration date, must submit a new application by September 1 preceding the expiration date shown

	Parcel ID (TMK)	Site Address	Expires June 30,
1369	260180430095	2139 KUHIO AVE	2027
1370	260180430097	2139 KUHIO AVE	2025
1371	260180430100	2139 KUHIO AVE	2029
1372	260180430103	2139 KUHIO AVE	2029
1373	260180430104	2139 KUHIO AVE	2028
1374	260180430105	2139 KUHIO AVE	2029
1375	260180430106	2139 KUHIO AVE	2027
1376	260180430107	2139 KUHIO AVE	2028
1377	260180430108	2139 KUHIO AVE	2029
1378	260180430111	2139 KUHIO AVE	2026
1379	260180430113	383 KALAIMOKU ST	2028
1380	260180430122	2139 KUHIO AVE	2025
1381	260180430124	2139 KUHIO AVE	2029
1382	260180430127	2139 KUHIO AVE	2028
1383	260180430136	2139 KUHIO AVE	2025
1384	260180430146	2139 KUHIO AVE	2029
1385	260180430154	2139 KUHIO AVE	2025
1386	260180430155	2139 KUHIO AVE	2026
1387	260180430156	2139 KUHIO AVE	2028
1388	260180430171	2139 KUHIO AVE	2025
1389	260180430177	2139 KUHIO AVE	2028
1390	260180430178	2139 KUHIO AVE	2028
1391	260180430179	2139 KUHIO AVE	2028
1392	260180430180	2139 KUHIO AVE	2028
1393	260180430181	2139 KUHIO AVE	2028
1394	260180430182	2139 KUHIO AVE	2028
1395	260180430187	2139 KUHIO AVE	2028
1396	260180430188	2139 KUHIO AVE	2027
1397	260180430192	2139 KUHIO AVE	2026
1398	260180430197	2139 KUHIO AVE	2025
1399	260180430200	2139 KUHIO AVE	2029

ROH SEC. 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE



EXAMPLE if breach of dedication occurs on
February 13, 2024, tax year 2023-24

	2022	2023	Amended 2024
Value	\$750,000	\$800,000	\$850,000
Residential Rate	\$3.50	\$3.50	\$3.50
Taxes	\$2,625	\$2,800	\$2,975

	2022	2023	2024
Value	\$750,000	\$800,000	\$850,000
Hotel/Resort Rate	\$13.90	\$13.90	\$13.90
Taxes	\$10,425	\$11,120	\$11,815

Difference	\$7,800	\$8,320	\$8,840
10% Penalty	\$780	\$832	\$0
TOTAL	\$8,580	\$9,152	<u>\$17,732</u>

Tax year is July 1-June 30 of following calendar year.

Tax year 2023-24 = 7/1/2023 - 6/30/2024

Numbers are rounded to nearest dollar for demonstration

Real Property Assessment Division Contact Information

Phone: (808)768-3799

email:

bfsrpmmailbox@honolulu.gov

Revamped Website:

www.realpropertyhonolulu.com

Address:

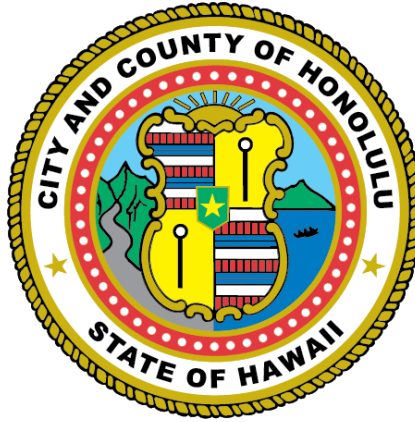
HONOLULU OFFICE

842 Bethel St., Basement
Honolulu, HI 96813

KAPOLEI OFFICE

1000 Uluohia St., #206
Kapolei, HI 96707





Real Property Assessment Division

Department of Budget and Fiscal Services

City and County of Honolulu

Mahalo!