Real Property Assessment Division

Department of Budget and Fiscal Services
City and County of Honolulu

For

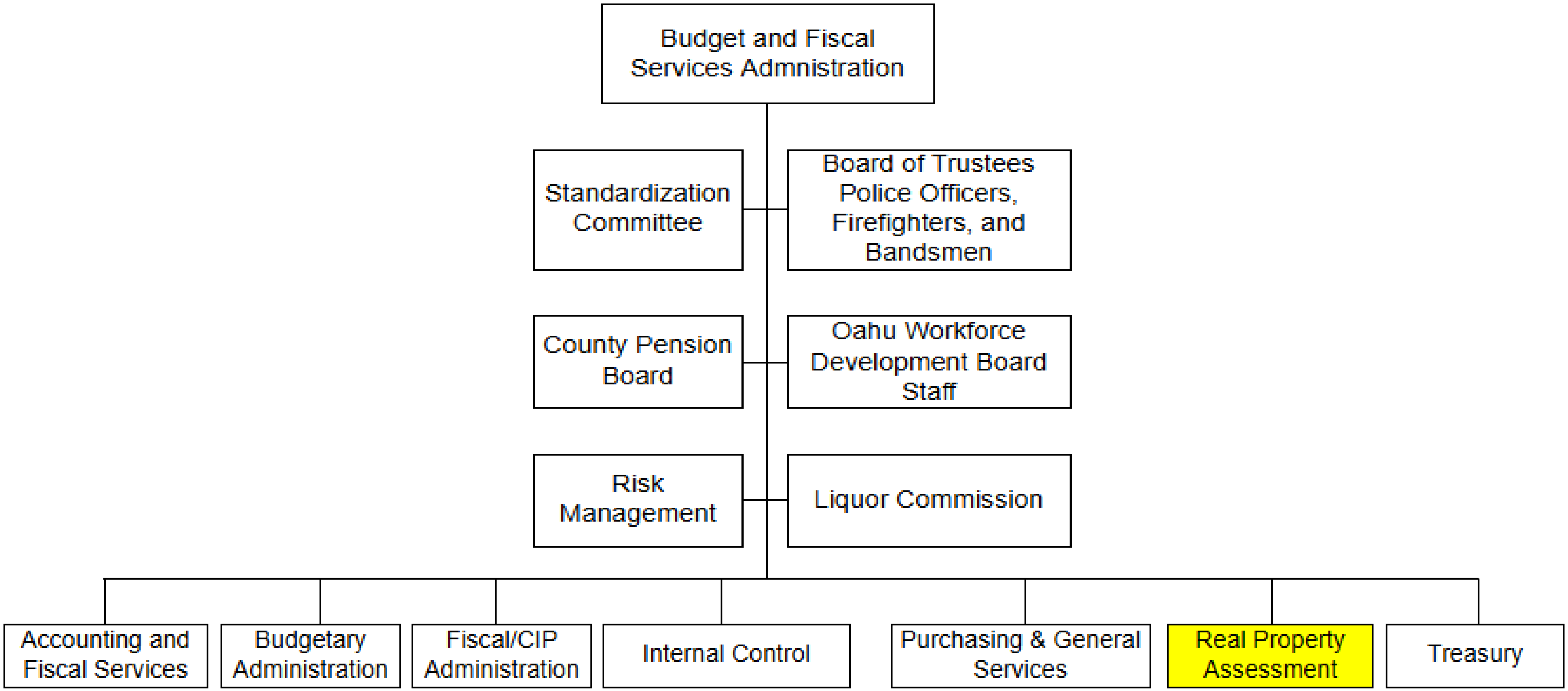
AREAA
Asian Real Estate Association of America™
ALOHA CHAPTER

August 25, 2026

REAL PROPERTY ASSESSMENT

- Introduction to RPAD
- Process of Assessing Property
- Appeals
- Tax Relief:
  - Dedications
  - Exemptions
- Common Issues for Realtors
- Q & A

Intro to RPAD



RPAD's Primary Role

§ 8-2.2 Assessment lists.

On or before January 31 preceding the tax year, the director shall have prepared from the records of taxable properties a list, in duplicate, of all assessments made, which list shall be signed and sworn to by the person preparing it. The assessment list shall identify the property assessed by its tax key and shall set forth the general class of the property established in accordance with § 8-7.1(c), the valuation of the real property, the amount of exemption allowed on the real property, and the net taxable value of the real property.

DISTRIBUTION OF REAL PROPERTY TAX RESPONSIBILITIES

PARCEL VALUE x **TAX RATE** = **REAL PROPERTY TAX**

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

Mayor proposes & City Council adopts
Sets tax rates annually.

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

TAX RATES FOR TAX YEAR 2026-27

(July 1, 2026 to June 30, 2027)

applied per $1,000 of net taxable

Adopted by City Council via Resolution 26-62

Residential:	$3.50
Residential A:	
Tier 1 (first $1M):	$4.00
Tier 2 (in excess of $1M):	$11.40
Commercial:	$12.40
Industrial:	$12.40
Bed and Breakfast Home:	$6.50

Hotel and Resort:	$13.90
Vacant Agricultural:	$8.50
Agricultural:	$5.70
Preservation:	$5.70
Public Service:	$0.00
Transient Vacation:	
Tier 1 (first $800K):	$9.00
Tier 2 (in excess of $800K):	$11.50

TAX RATES: Past 10 Years

Year	Min Tax	1 (A) Residential	3 (C) Commercial	4 (D) Industrial	5 (E) Agricultural	6 (F) Conservation -2002 Preservation 2003-	7 (B) Hotel & Resort	9 (G) Public Service	0 (H) Vacant Agricultural	11 (I) Residential A Up to $1M	11 (I) Residential A Over $1M	12 (J) Bed & Breakfast Home	14 (K) TVU Up to $1M	14 (K) TVU Over $1M
17-18	$300	3.50	12.40	12.40	5.70	5.70	12.90	0.00	8.50	**4.50**	**9.00**	n/a		
18-19	$300	3.50	12.40	12.40	5.70	5.70	12.90	0.00	8.50	4.50	9.00	n/a		
19-20	$300	3.50	12.40	12.40	5.70	5.70	**13.90**	0.00	8.50	4.50	**10.50**	n/a		
20-21	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.50	10.50	**6.50**		
21-22	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.50	10.50	6.50		
22-23	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.50	10.50	6.50		
23-24	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	**4.00**	**11.40**	6.50		
24-25	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.00	11.40	6.50	**9.00**	**11.50**
25-26	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.00	11.40	6.50	9.00	11.50
26-27	$300	3.50	12.40	12.40	5.70	5.70	13.90	0.00	8.50	4.00	11.40	6.50	9.00	11.50

RPA Value Class (City Council Class)

STATEWIDE REPORTS
REAL PROPERTY DATA FROM ALL FOUR COUNTIES SINCE 1981

- 1986 data:
  - City's total gross valuation of taxable real property: **$38.64 billion**
  - Total amount raised by taxation: **$244.87 million**
- 2026 reports recently posted.
  - City's total gross valuation of taxable real property: **$358.74 billion**
  - Total amount raised by taxation: **$1.8 billion**

- Most of the real property tax revenues go toward the General Fund. **Real property taxes make up around 61% of the General Fund**.

https://realproperty.honolulu.gov/statewide-reports/2026-27/

REAL PROPERTY TAX TIMELINE AND IMPORTANT DATES

For the 2027 Assessment and
Tax Year from July 1, 2027 – June 30, 2028

6/30/26	Sales cut-off date
9/1/26	Deadline for Filing Dedication Petitions
9/30/26	Deadline for Filing Exemption Claims and Tax Credit Applications
10/1/26	Assessment Date of Valuation
12/15/26	2026 Notices of Assessment Sent and Appeal Period Begins
1/15/27	Appeal Period Ends

7/01/27 Start of Tax Year — End of Tax Year 6/30/28

2/1/27	Certified Assessment Roll Sent to City Council
6/15/27	City Council Sets Tax Rates
7/1/27	
7/20/27	1st Half Bill Mailed
8/20/27	1st Half Payment Due
1/20/28	2nd Half Bill Mailed
2/20/28	2nd Half Payment Due
6/30/28	

Tax Year 2027-28: 1st Year noted is Assessment Year, 2nd Year noted is the Fiscal Year

ASSESSMENT OF REAL PROPERTY

ROH § 8-6.1 *…all real property shall be subject to a tax upon* ***100 percent of its fair market value****…"*

Fair Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Glossary for Property Appraisal and Assessment
Second Edition
INTERNATIONAL ASSOCIATION of ASSESSING OFFICERS

ASSESSMENT OF REAL PROPERTY

ROH § 8-6.3 (a) *Real property shall be assessed in its **entirety** to the owner thereof,...to the lessee or the lessee's successor in interest holding the land...”*

Bundle of Rights—The six basic rights associated with the private ownership of property:

1. right to use;
2. sell;
3. rent or lease;
4. enter or leave;
5. give away; and
6. refuse to do any of these.

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Second Edition
INTERNATIONAL ASSOCIATION of ASSESSING OFFICERS

ASSESSMENT OF REAL PROPERTY

ROH § 8-7.1(a) *The director of budget and fiscal services shall cause the fair market value of all taxable real property to be determined and annually assessed by the* ***market data and cost approaches*** *to value using appropriate systematic <u>methods suitable for mass valuation</u> of real property for taxation purposes…*

Market Data Approach to Value

- aka: Sales Comparison Approach
- Used for most residential properties on Oahu
- Sales of similar properties are examined and adjusted to determine the value of a property
- A Computer-Assisted Mass Appraisal (CAMA) System helps with complex calculations and statistical analysis

ASSESSMENT OF REAL PROPERTY

Market Data Approach

A basic example:

	Subject	Comp A	Comp B	Comp C
Sale Price		$800,000	$630,000	$675,000
Land sf	5,000	6,000	4,500	5,000
SFLA	1,000	1,500	1,000	1,000
Bedrooms	2	2	1	2
Bathrooms	1	2	1	2
Net adjustments				
Adj Sale Price				
Market Value				

ASSESSMENT OF REAL PROPERTY

Market Data Approach

A basic example:

	Subject	Comp A	Comp B	Comp C
Sale Price		$800,000	$630,000	$675,000
Land sf	5,000	6,000 (-50,000)	4,500	5,000
SFLA	1,000	1,500 (-50,000)	1,000	1,000
Bedrooms	2	2 No adjustment	1	2
Bathrooms	1	2 (-15,000)	1	2
Net adjustments				
Adj Sale Price				
Market Value				

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A basic example:

	Subject	Comp A	Comp B	Comp C
Sale Price		$800,000	$630,000	$675,000
Land sf	5,000	6,000 (-50,000)	4,500 (+25,000)	5,000 No adjustment
SFLA	1,000	1,500 (-50,000)	1,000 No adjustment	1,000 No adjustment
Bedrooms	2	2 No adjustment	1 (+10,000)	2 No adjustment
Bathrooms	1	2 (-15,000)	1 No adjustment	2 (-15,000)
Net adjustments				
Adj Sale Price				
Market Value				

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Bathrooms	1	2 (-15,000)	1 No adjustment	2 (-15,000)
Net adjustments		-115,000	+35,000	-15,000
Adj Sale Price				
Market Value				

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Adj Sale Price		$685,000	$665,000	$660,000
Market Value				

ASSESSMENT OF REAL PROPERTY

Market Data Approach

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	Subject	Comp A	Comp B	Comp C
Sale Price		$800,000	$630,000	$675,000
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Net adjustments		-115,000	+35,000	-15,000
Adj Sale Price		$685,000	$665,000	$660,000
Market Value	$670,000			

ASSESSMENT OF REAL PROPERTY

FEE APPRAISAL: Manual comparison of 3-5 sales for one specific parcel.

MASS APPRAISAL: Mathematical calibration of thousands of parcels using a common “Market model.” Properties around the island are divided into geographic areas, and one of our 30 residential appraisers may be responsible for 5,000-20,000 residential parcels.

For mass appraisal, Multiple Regression Analysis (MRA) acts as the mathematical engine that decomposes sale prices into coefficients (individual marginal values) for every feature—from square footage to neighborhood location to bathroom count.

Appraisers use their market knowledge and the MRA results to decide which features impact value most. Some of the most common variables are square foot living area (SLFA), grade, effective age, bathroom count, & bedroom count.

*This EXAMPLE notice of assessment is for the purpose of displaying the location of various information here within.

099056

2026 REAL PROPERTY NOTICE OF ASSESSMENT

CITY AND COUNTY OF HONOLULU
REAL PROPERTY ASSESSMENT DIVISION
TAX YEAR JULY 1, 2026 TO JUNE 30, 2027

299999990009

Jane Aloha
123 Shaka Ave. Unit 9
Honolulu, HI 96999

APPEAL HOTLINE: (808) 768-7000
Available only from December 15, 2025 through January 15, 2026 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 2026 AND TAX BILLS ARE SENT IN JULY 2026

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.

Note: Electronic Notices of Assessment will no longer be available. All related information will still be accessible on our website for your convenience. https://www.qpublic.net/hi/honolulu/search.html

PARCEL ID (Tax Map Key)	SITE ADDRESS	LAND AREA
299999990009	123 Shaka Ave. Unit 9	5,000 SQFT

FEE OWNER(S)	UNIQUE ID	LESSEE(S) / ASSIGNEE(S)	UNIQUE ID
Aloha, Jane			

EXEMPTION TYPE	EXEMPTION AMOUNT AND NAME OF CLAIMANT
HOME EXEMPTION - REGULAR FEE	120,000 for ALOHA, JANE

2026 PROPERTY CLASS	2025 PROPERTY CLASS (IF DIFFERENT THAN 2026)	SPECIAL ASSESSMENT
Residential	Residential A	Residential Use

THE PROPERTY CLASS HAS CHANGED. CALL THE APPEAL HOTLINE FOR MORE INFORMATION.

2025 PROPERTY VALUE	2025 EXEMPTION AMOUNT	2025 NET TAXABLE VALUE
634,900	120,000	514,900
2026 PROPERTY VALUE	**2026 EXEMPTION AMOUNT**	**2026 NET TAXABLE VALUE**
637,700	120,000	517,700

APPEALING YOUR ASSESSMENT

The annual appeal period runs from December 15 (Notice of Assessment Date) to January 15 of the next year. Prior to filing an appeal, we encourage taxpayers to speak with an appraiser

Grounds of Appeal:

(1) Assessment of the property exceeds by more than 10 percent the market value of the property;

(2) Lack of Uniformity or Inequality, brought about by illegality of the methods used or error in the application of the methods to the property involved;

(3) Denial of an exemption to which the taxpayer is entitled and for which such person has qualified; or

(4) Illegality, on any ground arising under the Constitution or laws of the United States or the laws of the state or the ordinances of the city in addition to the grounds of illegality of the methods used, mentioned in clause (2).

PREPARING AN APPEAL

ROH § 8-12.7 Boards of review—Duties, powers, procedure before.
(e) Each board shall base each of its decisions on the evidence before it and, as provided in § 8-1.18, the assessment made by the director shall be deemed prima facie correct.

What evidence is most effective:

- Comparable Sales
    - Before the October 1 Assessment date
    - May be used in revaluation if comparable
    - Should be chosen based on comparability, not sales price
- If there are deficiencies with the property, such as damages, evidence of those damages and cost to cure.
- Appraisals*

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What evidence is least effective:

- Anything not quantifiable:
  - Increase in assessed value
  - Value too high
  - I can't afford these taxes
- Attempts to critique the City's process or coefficients. While appellants may request the coefficients used in our modeling process, these figures are components of a comprehensive mass-appraisal system and are not meaningful when taken out of context from the models that produced them.

PREPARING AN APPEAL

Bottom line:

Focusing an appeal on the market value of the property rather than on the City's process of arriving at its value is the most impactful way to make your case. When appellants support their opinions of value with relevant market data, they are directly addressing whether the assessed value accurately reflects their property's market value. This approach has consistently proven to be the most successful strategy in the appeals process.

Questions

TAX RELIEF

- Administered by the **Real Property Assessment Division (RPAD)**
  - **Exemptions** are reductions in the taxable value of a property for which a taxpayer or owner may qualify. For instance, the home exemption can lower the taxable value of a home by $120,000 for eligible homeowners.
  - **Dedications** are commitments made by property owners to utilize their property in a certain way for a specified number of years in exchange for tax benefits. For example, classification changes to Residential. There are approximately 2,500 approved Residential Use Dedications for the Tax Year 2025-2026.

- Administered by the **Treasury Division**
  - **Tax credits** for homeowners and the Automatic sprinkler tax credit

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TAX RELIEF

Type of Exemption	HONOLULU C&C		
	Number		Amount
Affordable Rental Dwl & Hsg Units	85	$	55,860
Construction Affordable Dwg & Hsg	7	$	417
Aina Kupuna	0	$	-
Alternate/Renewable Energy	47	$	441,388
Alternate Energy In Lieu	0	$	-
Cemeteries	42	$	58,369
Charitable/Non-Profit Organizations	1,022	$	3,687,208
Childcare	0	$	-
Churches	882	$	3,116,000
Civil - Condemnation	24	$	47,842
Consulates	30	$	58,721
County Government	2,324	$	8,776,664
Credit Unions	73	$	261,698
Crop Shelters	17	$	1,606
Disability: Deaf, Blind, Total, Hansen	1,468	$	36,900
Enterprise Zone	0	$	-
Federal Government	425	$	13,484,105
Forest Reserve	0	$	-
For-Profit Child Care Center	16	$	25,720
Government Leases - Portion/Total	0	$	-
Hawaiian Homes - 7 Year	31	$	26,615
Hawaiian Homes Commission	3,985	$	3,454,203
Hawn Homes Land	326	$	1,248,479
Hawn Homes Land - Basic	0	$	-
Hawn Homes Land - Multiple	0	$	-
Hawn Homes Land - Vacant Land	0	$	-
Historic Commercial Properties	21	$	56,049
Historic Residential Properties	472	$	1,140,738
Homes - Fee - Basic	142,144	$	20,059,991
Homes - Fee - Multiple	1	$	160
Homes - Leasehold - Basic	10,590	$	1,663,343
Homes - Leasehold - Multiple	0	$	-
Hospitals	135	$	1,355,101
In Lieu of Home - Fee	24	$	4,794
In Lieu of Home - Lease	1	$	200
Income Exemption	0	$	-
Industrial Zone 50%	75	$	94,653
Kuleana	51	$	62,217
Landscaping, Open-Space	6	$	23,949
Long Term Rental Owner	0	$	-
Long Term Rental Exemption	0	$	-
Low-Moderate Income Housing	274	$	3,632,266
Military (Deployed)	0	$	-
Miscellaneous	0	$	-
Mixed Use Commercial-Residential	0	$	-
Niihau Minimum Tax	0	$	-
Non-Profit Child Care Center	8	$	39,852
Public Utilities	469	$	1,183,087
Remnant	0	$	-
Roadways and Waterways	3,089	$	27,928
Safe Room	0	$	-
Schools	140	$	1,656,467
Setbacks	1	$	633
Slaughterhouse	1	$	2,544
State Government	3,741	$	18,556,959
Taro	0	$	-
Totally Disabled Veterans	4,870	$	5,194,001
Tree Farm	0	$	-
TOTAL	**176,917**	**$**	**89,536,723**

AGRICULTURAL DEDICATION

PROPERTY DEDICATED FOR RESIDENTIAL USE

AFFORDABLE LONG-TERM RESIDENTIAL RENTAL USE

1300 AG
2557 RU

HOME EXEMPTION
ROH §8-10.3 EXEMPTION - HOMES

- Increase from $120,000 to $140,000 and $160,000 to $180,000 for 65 years old and older effective July 1, 2027.
- Real property owned and occupied as the **owner's principal home** as of October 1 by an individual or individuals. **All who qualify are encouraged to file a claim.**
- No such exemption will be allowed to any corporation, co-partnership, or company.
- Owner's principal home may be evidenced by but not limited to the following indicia:
  - Occupancy of a home in the city for more than **270 calendar days** of a calendar year;
  - **Registered to vote** in the city;
  - Stationed in the city under **military orders** of the United State; and
  - Filing of an **income tax return** as a Hawaii resident, with a reported address in the city.

- § 8-10.1 (d) The owner has a duty to report within 30 days after ceasing to qualify for an exemption. **You are not allowed to have an exemption on another property.**

HOME EXEMPTION

ROH §8-10.3 EXEMPTION - HOMES

Does the Seller's Home Exemption Transfer to the Buyer?

NO — the exemption does not legally transfer.

However, the buyer may temporarily receive the benefit of the seller's exemption if the seller qualified on October 1.

Example: Property purchased October 2, 2025

OCT 1, 2025	OCT 2, 2025	TY 2025–2026	TY 2026–2027	SEP 30, 2026
Assessment Date	**Property Sold**	**✓ Benefit Remains**	**✓ Benefit May Continue**	**Buyer Filing Deadline**
Seller qualifies for home exemption	Buyer acquires the property	Existing exemption continues to be reflected	Based on the Oct. 1 assessment cycle	Buyer files own claim for future exemption

TY 2027–28 and beyond

Buyer receives the exemption only if independently qualified, ownership is properly recorded, and the buyer timely files a claim.

"Grandfathered in" ≠ transferred

The seller's exemption claim does not become the buyer's exemption.

IMPORTANT A sale does not guarantee the exemption will remain. If the seller was no longer eligible as of the applicable assessment date or an earlier change should have ended the exemption, RPAD may disallow it. Owners must report a sale, move, rental, death, change in ownership, or other loss of eligibility within 30 days.

ROH §§ 8-10.3 and 8-10.4

HOME EXEMPTION

ROH §8-10.3 EXEMPTION - HOMES

A home is owned in a trust. The original owner dies and the successor trustee plans to sell the property. What happens to the homeowner's exemption, and what should the REALTOR® know before quoting the current property taxes to a buyer?

The deceased settlor's home exemption does not automatically transfer to the successor trustee, a beneficiary, or a buyer. The exemption's treatment depends on:

- The settlor's date of death;
- Whether the settlor qualified on the applicable October 1 assessment date;
- Whether a beneficiary entitled under the trust to live in the property occupies it as the beneficiary's principal home;
- Whether that beneficiary timely filed a new home-exemption claim; and
- Whether RPAD was notified of the death or other change in status.

HOME EXEMPTION
ROH §8-10.3 EXEMPTION - HOMES

Trust-owned property

A trust-owned home may qualify when:

- The settlor occupies it as the settlor's principal home; or
- After the settlor dies, a beneficiary entitled under the trust to live there occupies it as the beneficiary's principal home.

The settlor (person who created the trust) occupies property as principal home;

· Form BFS-RP-E-8-10.3;
· Copy of either:
 * Certification of Trust
 * Short Form Trust, or
 * Full Trust; and
· Government-issued identification or other requested proof of age.

The deceased settlor's claim does not automatically transfer to the beneficiary.

The beneficiary must file a new claim by September 30 and provide:

· Form BFS-RP-E-8-10.3;
· Copy of the full trust agreement;
· The settlor's death certificate; and
· Government-issued identification or other requested proof of age.

Trust documents should be marked confidential.

HOME EXEMPTION
ROH §8-10.3 EXEMPTION - HOMES

Death after October 1

If the settlor qualified on October 1 and died afterward, a later buyer may temporarily retain the exemption benefit for the already-established assessment cycle.

Death on or before October 1

If the settlor died on or before October 1 and no eligible beneficiary timely filed a new claim, the buyer may not receive the exemption benefit. RPAD may remove the exemption and assess additional property taxes.

RESIDENTIAL A CLASSIFICATION
ROH §8-7.1(c)(4)

"Residential A" means a parcel, or portion thereof, that:
(1) Has an assessed value of $1,000,000 or more;
(2) Does not have a home exemption; and
(3) Either is:

Improved with no more than two single-family dwelling units;
Vacant land; or
A condominium unit.

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 to properties:
  - Zoned R-3.5, R-5, R-7.5, R-10, or R-20, or
  - Dedicated for residential use
    - Zoned apartment, apartment mixed use, resort, business, business mixed use, industrial, or industrial mixed use district; or
    - Waikiki special district:
      - Zoned apartment mixed use sub-precinct,
      - Resort mixed use precinct, or
      - Resort-commercial precinct.
    - Transit-oriented development special district
- Possible Res A changes:
  - Three dwellings vs current count of two dwellings
  - Include parcels in Country and Preservation zoning

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

Total Value		Exemption		Net Taxable
$1,600,000	-	$120,000	=	$1,480,000

$1,480,000 ÷ $1,000 x $3.50 = **$5,180 Taxes**

Value of a Home Exemption

$120,000 ÷ $1,000 x $3.50 = $420

$160,000 ÷ $1,000 x $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

Total Value		Exemption		Net Taxable
$1,600,000	-	$0	=	$1,600,000

$1,000,000	÷	$1,000	x	$4.00	=	$4,000
$600,000	÷	$1,000	x	$11.40	=	$6,840
					=	**$10,840 Taxes**

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

*This EXAMPLE notice of assessment is for the purpose of displaying the location of various information here within.

099056

2026 REAL PROPERTY NOTICE OF ASSESSMENT

CITY AND COUNTY OF HONOLULU
REAL PROPERTY ASSESSMENT DIVISION
TAX YEAR JULY 1, 2026 TO JUNE 30, 2027

299999990009

Jane Aloha
123 Shaka Ave. Unit 9
Honolulu, HI 96999

APPEAL HOTLINE: (808) 768-7000
Available only from December 15, 2025 through
January 15, 2026 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 2026 AND TAX BILLS ARE SENT IN JULY 2026

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.

Note: Electronic Notices of Assessment will no longer be available. All related information will still be accessible on our website for your convenience. https://www.qpublic.net/hi/honolulu/search.html

PARCEL ID (Tax Map Key)	SITE ADDRESS	LAND AREA
299999990009	123 Shaka Ave. Unit 9	5,000 SQFT

FEE OWNER(S)	UNIQUE ID	LESSEE(S) / ASSIGNEE(S)	UNIQUE ID
Aloha, Jane			

EXEMPTION TYPE	EXEMPTION AMOUNT AND NAME OF CLAIMANT
HOME EXEMPTION - REGULAR FEE	120,000 for ALOHA, JANE

2026 PROPERTY CLASS	2025 PROPERTY CLASS (IF DIFFERENT THAN 2026)	SPECIAL ASSESSMENT
Residential	Residential A	Residential Use

THE PROPERTY CLASS HAS CHANGED. CALL THE APPEAL HOTLINE FOR MORE INFORMATION.

2025 PROPERTY VALUE	2025 EXEMPTION AMOUNT	2025 NET TAXABLE VALUE
634,900	120,000	514,900
2026 PROPERTY VALUE	**2026 EXEMPTION AMOUNT**	**2026 NET TAXABLE VALUE**
637,700	120,000	517,700

APPEALING YOUR ASSESSMENT

The annual appeal period runs from December 15 (Notice of Assessment Date) to January 15 of the next year. Prior to filing an appeal, we encourage taxpayers to speak with an appraiser

Grounds of Appeal:

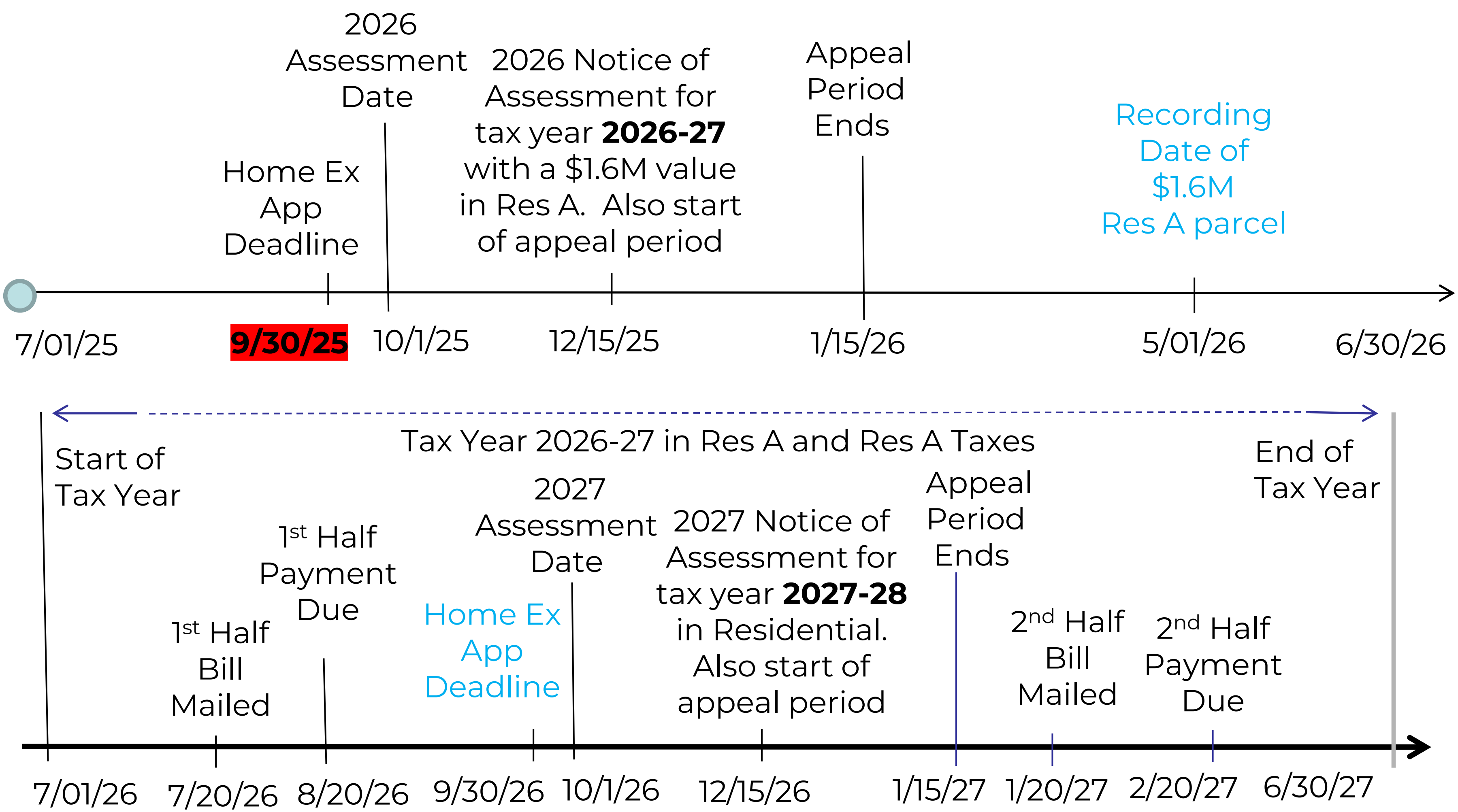
(1) Assessment of the property exceeds by more than 10 percent the market value of the property;

(2) Lack of Uniformity or Inequality, brought about by illegality of the methods used or error in the application of the methods to the property involved;

(3) Denial of an exemption to which the taxpayer is entitled and for which such person has qualified; or

(4) Illegality, on any ground arising under the Constitution or laws of the United States or the laws of the state or the ordinances of the city in addition to the grounds of illegality of the methods used, mentioned in clause (2).

RES A PURCHASE, ASSESSMENT, AND TAXES TIMELINE



Tax Year 2026-27: 1st Year noted is Assessment Year, 2nd Year noted is the Fiscal Year

RESIDENTIAL A CLASSIFICATION
ROH §8-7.1(c)(4)

Effective July 1, 2027 via Ordinance 25-44:

- Residential A Tier 1 rate: applied to the net taxable value of the property up to **$1,300,000**

- Residential A Tier 2 rate: applied to the net taxable value of the property in excess of **$1,300,000 and up to $3,500,000**

- Residential A Tier 3 rate: applied to the net taxable value of the property in excess of **$3,500,000**

ROH § 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE

(b)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 § 8-7.5 CERTAIN PROPERTY DEDICATED FOR RESIDENTIAL USE

- Petition forms to dedicate a property for residential use may be submitted by mail or in person. The dedication form can be accessed online at https://realproperty.honolulu.gov. The filing deadline is September 1st of the year preceding the tax year.
  - If an owner files for dedication by September 1, 2026, and is approved, the owner will see the residential classification on their 2027 Notice of Assessment issued in December 2026 for the 2027- 2028 tax year, which begins on July 1, 2027.
- 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 § 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 specify if or when the dedication expires. However, if approved, the Notice of Assessment will indicate the property's new classification granted under the dedication, stating "Residential Use" under Special Assessment. For details regarding the specific expiration year, please contact our office at 808-768-3799 or visit our website.

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CITY AND COUNTY OF HONOLULU
REAL PROPERTY ASSESSMENT DIVISION
TAX YEAR JULY 1, 2026 TO JUNE 30, 2027

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https://realproperty.honolulu.gov/

City and County of HONOLULU

DEPARTMENT OF BUDGET AND FISCAL SERVICES
REAL PROPERTY ASSESSMENT DIVISION

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 PRESERVATION

HISTORIC COMMERCIAL REAL PROPERTY DEDICATED FOR PRESERVATION

PROPERTY DEDICATION FOR RESIDENTIAL USE

DEDICATION FORMS

LOW-INCOME RENTAL HOUSING - RELATED TO RESIDENTIAL A CLASSIFICATION

+ AFFORDABLE HOUSING

+ MISCELLANEOUS FORMS

DOWNLOAD FORM D-8-7.5

REVISED 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 75 pages on the current list

2025 Residential Dedication List

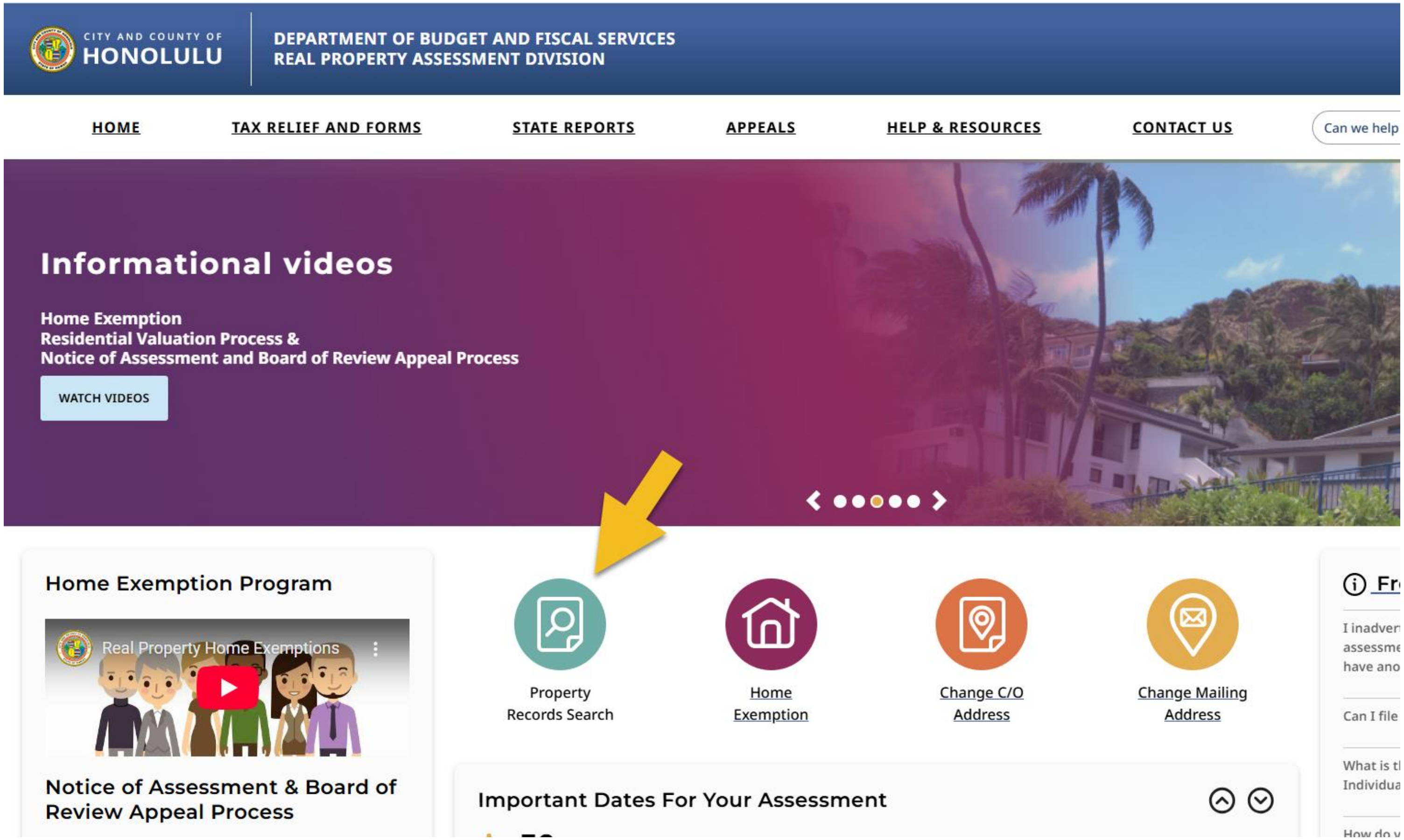
*Property owners who recently acquired a property on this list and wish to continue the dedication after the expiration date, must submit a new application by September 1 preceding the expiration date shown

This list is current as of February 7, 2025. For updates or changes, please refer to realproperty.honolulu.gov Property Record Search.

	Parcel ID (TMK)	Site Address	Expires June 30,
1	110590030046	5122 LIKINI ST	2029
2	120010540000	815 FACTORY ST	2027
3	120010650000	915 FACTORY ST	2027
4	120010940000	817 FACTORY ST	2030
5	120021100000	1744 DILLINGHAM BLVD	2027
6	120030230000	504 KALIHI ST	2026
7	120030510000	1720 KALANI ST	2026
8	120030530000	1732 KALANI ST	2026
9	120030590000	421 MOKAUEA ST	2028
10	120030640000	1805 HAU ST	2027
11	120030790000	1816 HART ST	2028
12	120030800000	1823 KALANI ST	2027
13	120030880000	508 A KALIHI ST	2026
14	120040090000	304 LIBBY ST	2026
15	120040240000	1628 HOMERULE ST	2026
16	120040370000	271 KALIHI ST	2029
17	120040390000	1637 HOMERULE ST	2029
18	120040490000	1628 KAHAI ST	2026
19	120040550000	253 KALIHI ST	2029
20	120040560000	1649 DEMOCRAT ST	2026
21	120040780000	1609 DEMOCRAT ST	2026
22	120040900000	1636 KAHAI ST	2026
23	120050200000	1823 HART ST	2026
24	120050290000	1715 HART ST	2026
25	120050540000	1808 HOMERULE ST	2026
26	120050700000	1711 REPUBLICAN ST	2026
27	120050810000	1825 HOMERULE ST	2026
28	120051050000	1829 DEMOCRAT ST	2026
29	120051060000	1823 DEMOCRAT ST	2027
30	120051080000	1813 DEMOCRAT ST	2027
31	120051110000	1731 DEMOCRAT ST	2029
32	120051200000	1731 HOMERULE ST	2027
33	120051210000	1722 DEMOCRAT ST	2026
34	120051230000	1816 DEMOCRAT ST	2026

DEDICATION SECTION OF ONLINE PROPERTY RECORD

https://realproperty.honolulu.gov/



DEDICATION SECTION OF ONLINE PROPERTY RECORD

https://www.qpublic.net/hi/honolulu/search.html

Parcel Number	260140320092
Location Address	444 NIU ST 3504
Project Name	HAWAIIAN MONARCH
Legal Information	APT 3504 HAWAIIAN MONARCH CONDO MAP 360
Property Class	RESIDENTIAL
Land Area (approximate sq ft)	
Land Area (acres)	0.0000

Assessment Information

Show Historical Tax Years

Columns

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL	$171,400	$0	$0	$171,400	$421,200	$0	$421,200	$592,600	$0	$592,600

Dedications

Tax Year	Dedications (number of dedications)
2025	RESIDENTIAL USE(1)
2024	RESIDENTIAL USE(1)
2023	RESIDENTIAL USE(1)

DEDICATED FOR RESIDENTIAL USE: BREACH OR FAILURE TO COMPLY

- 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.

RESIDENTIAL USE DEDICATION BREACH TAX CALCULATION

EXAMPLE if a breach of Residential Use Dedication occurs on June 1, 2026 (Tax year 2025-26)

ORIGINAL Assessment (Residential Use)	Tax Year 2024-25	Tax Year 2025-26	Tax Year 2026-27
Value	$750,000	$800,000	$850,000
Residential Rate (per $1K)	$3.50	$3.50	$3.50
Taxes	**$2,625**	**$2,800**	**$2,975**

AMENDED Assessment (Hotel Resort Use)			
Value	$750,000	$800,000	$850,000
Hotel/Resort Rate (per $1K)	$13.90	$13.90	$13.90
Taxes	**$10,425**	**$11,120**	**$11,815**

Summary of Breach Impact			
Difference	$7,800	$8,320	$8,840
10% Penalty	$780	$832	$0
TOTAL Additional Taxes Due	$8,580	$9,152	$8,840
		$17,732	

Note:
Tax year is July 1-June 30 of following calendar year
Tax Year 2025-26 = 7/1/2025 - 6/30/2026
Numbers are rounded to nearest dollar for demonstration

REAL PROPERTY INFORMATIONAL VIDEOS

Website:
https://realproperty.honolulu.gov/help-resources/informational-videos/

Residential Valuation Process

Home Exemption Program

Notice of Assessment and Board of Review Appeal Process

Residential Use Dedication
(in production phase)

JOIN THE REAL PROPERTY BOARD OF REVIEW

- Are you fair-minded and able to listen to all sides of an issue?
- Do you have an interest in real property matters or governance?
- Do you enjoy problem-solving and making decisions based on the facts?
- Are you willing to serve your community with integrity?
- Do you have 3+ years of residency in Hawaii?

- What the Board of Review Does:
  - Board of Review members take part in informal hearings where they listen to both the taxpayer's and the city's perspectives regarding real property assessment decisions. As a member, you will help ensure fairness by considering all the information presented and playing a crucial role in making important decisions in the real property assessment process.
- If Interested, Contact:
  - Andy Sugg, Chief of Staff, Office of the Mayor
    - 808-768-4811
    - andy.sugg@honolulu.gov

REAL PROPERTY ASSESSMENT DIVISION CONTACT INFORMATION

Phone: (808)768-3799

email:
bfsrpmailbox@honolulu.gov

Website:
https://realproperty.honolulu.gov

Address:
HONOLULU OFFICE
842 Bethel St., Basement
Honolulu, HI 96813

KAPOLEI OFFICE
1000 Uluʻōhiʻa St., #206
Kapolei, HI 96707

Real Property Assessment Division

Department of Budget and Fiscal Services
City and County of Honolulu

Mahalo!