

DEPARTMENT OF BUDGET AND FISCAL SERVICES
CITY AND COUNTY OF HONOLULU

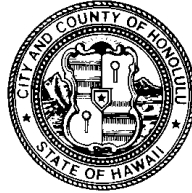
REAL PROPERTY ASSESSMENT DIVISION
842 BETHEL STREET, 2ND FLOOR * HONOLULU, HAWAII 96813
PHONE: (808) 768-7901 * FAX (808) 768-7782
WWW.HONOLULU.GOV

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RESIDENTIAL USE DEDICATION

Certain condominium owners may now consider dedicating their properties for Residential Use for a five-year period if their units are being used as a primary residence, or a long-term rental (longer than 30 days at a time).

This option will allow the properties that are currently on land zoned as mixed use, hotel, or commercial, and whose Declaration of Condominium or Horizontal Property Regime specifically states that the unit is allowed to be used as residential, to be classified as Residential, and thereby eligible for the historically lower real property tax rate.

On June 16, 2017, the Real Property Assessment Division will be mailing out letters and petition forms to approximately 8,000 owners whose properties may qualify for the dedication.

If approved, the owner must commit to a five-year dedication, which is automatically renewable for additional five-year periods unless cancelled by either the property owner or the Director of Budget and Fiscal Services.

Upon sale or transfer of the dedicated property, the dedication will continue for the remainder of the dedication, but will not be automatically renewed. Once expired, the dedication will be cancelled, and the new owner must file a new petition to dedicate in order to continue with the Residential Classification.

Failure to observe the restrictions will result in a paramount lien upon the property, as well as rollback taxes and penalties.

This Residential Use Dedication will replace any previous methods by which condominiums on non-residential zoned lands were allowed to be classified as Residential. Previously approved Declaration Regarding Condominium Use forms are deemed to be invalid. A Home exemption will no longer automatically qualify a property for a classification as Residential.

The deadline to file this dedication is September 1, 2017. There will be no grace period or extension.

Should you have any questions please contact our offices at (808) 768-3799.

LIST OF CONDOMINIUM PROJECTS IMPACTED BY ORDINANCE 17-13

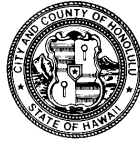
12/15/2017

	CONDOMINIUM PROJECT NAME	SITE ADDRESS	CONDO MASTER TMK	Property Zone
1	2338 YOUNG STREET	2338 YOUNG ST	280040520000	BUSINESS
2	441 LEWERS	441 LEWERS ST	260200690000	APARTMENT**
3	465 KAPAHULU*	465 KAPAHULU AVE	310220060000	BUSINESS
4	ALOHA SURF HOTEL	444 KANEKAPOLEI ST	260210160000	APARTMENT**
5	BAMBOO*	2425 KUHIO AVE	260230670000	RESORT
6	BEACH VILLAS AT KO'OLINA*	92-104 WAIALII PL	910570090000	RESORT
7	CABANA AT WAIKIKI	2551 CARTWRIGHT RD	260270270000	RESORT
8	CENTURY CENTER	1750 KALAKAUA AVE	230320070000	BUSINESS
9	DIAMOND HEAD BEACH HOTEL*	2947 KALAKAUA AVE	310320290000	APARTMENT**
10	EXECUTIVE CENTRE	1088 BISHOP ST	210120040000	BUSINESS
11	FOSTER TOWERS	2500 KALAKAUA AVE	260260140000	RESORT
12	HARBOR COURT	66 QUEEN ST	210020160000	BUSINESS
13	HAWAIIAN COLONY	1946 ALA MOANA BLVD	260070200000	RESORT
14	HAWAIIAN MONARCH	444 NIU ST	260140320000	APARTMENT**
15	ILIKAI APT BLDG	1777 ALA MOANA BLVD	260100070000	RESORT
16	ILIKAI MARINA	1765 ALA MOANA BLVD	260100020000	RESORT
17	IMPERIAL HAWAII RESORT	205 LEWERS ST	260020140000	RESORT
18	ISLAND COLONY	445 SEASIDE AVE	260210260000	APARTMENT**
19	KAIMUKIAN	1120 KOKO HEAD AVE	320060120000	BUSINESS
20	KALAKAUA SANDS	1670 KALAKAUA AVE	230230050000	BUSINESS
21	KALAKAUAN	1911 KALAKAUA AVE	260070040000	RESORT
22	KAPIOLANI MANOR*	1655 MAKALOA ST	230220520000	BUSINESS
23	KUHIO VILLAGE I	2463 KUHIO AVE	260230500000	RESORT
24	KUHIO VILLAGE II	2450 PRINCE EDWARD ST	260230450000	RESORT
25	LUANA WAIKIKI	2045 KALAKAUA AVE	260060020000	RESORT
26	MARINE SURF WAIKIKI	364 SEASIDE AVE	260190010000	RESORT
27	MEHANA-AWAKEA*	MANAWAI ST/KAKALA ST	911600470000	APARTMENT
28	MEHANA-NANALA*	KUNEHI ST /MANAWAI ST/KAKALA ST	910161590000	APARTMENT
29	NIIHAU APT HOTEL	247 BEACH WALK	260030130000	RESORT
30	OCEAN VILLAS AT TURTLE BAY RESORT	57-020 KUILIMA DR	570010130000	RESORT
31	PACIFIC MONARCH	2427 KUHIO AVE	260230560000	RESORT
32	REGENCY AT BEACHWALK	255 BEACH WALK	260030140000	RESORT
33	RITZ CARLTON TOWER 1	383 KALAIMOKU ST	260180870000	RESORT
34	ROYAL ALOHA	1909 ALA WAI BLVD	260140260000	RESORT
35	ROYAL GARDEN AT WAIKIKI	440 OLOHANA ST	260160390000	APARTMENT**
36	ROYAL QUEEN EMMA	222 VINEYARD ST	210180420000	BUSINESS
37	SCANDIA TOWERS	155 PAOKALANI AVE	260270260000	RESORT
38	SEASHORE	2450 KOA AVE	260230180000	RESORT
39	TRADEWINDS PLAZA	2572 LEMON RD	260270200000	RESORT
40	TRUMP INTL HTL & TWR AT WAIKIKI BCHWLK	223 SARATOGA RD	260030610000	RESORT
41	URAKU TOWER*	1341 KAPIOLANI BLVD	230390190000	BUSINESS
42	WAIKIKI BEACH TOWER	2470 KALAKAUA AVE	260230070000	RESORT
43	WAIKIKI GRAND HOTEL	134 KAPAHULU AVE	260270310000	RESORT
44	WAIKIKI PARKWAY APTS	1660 KALAKAUA AVE	230230060000	BUSINESS
45	WAIKIKI SHORES	2161 KALIA RD	260040120000	RESORT

*NOT ALL UNITS ARE ELIGIBLE

**APARTMENT ZONE PROPERTIES-Grandfathered Hotel and Resort Use.

DISCLAIMER: The City and County of Honolulu makes every effort to produce and publish the most current and accurate information available.



In space above please enter the 12-digit Parcel ID.
For example: 210630150000

PETITION TO DEDICATE CERTAIN PROPERTY FOR RESIDENTIAL USE (5 Year Dedication)
Section 8-7.5, Revised Ordinances of Honolulu ("ROH")
(Filing deadline is September 1)

Petitioner Name (Primary Contact Person)	Telephone	Email Address
Site Address		Mailing Address

LAND	The property is zoned: <input type="checkbox"/> Apartment <input type="checkbox"/> Business <input type="checkbox"/> Industrial <input type="checkbox"/> Resort <input type="checkbox"/> Transit Oriented Development (TOD) <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold Expiration date of lease: _____
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IMPROVEMENTS	<input type="checkbox"/> Detached dwelling Total number of detached dwelling(s): _____ <input type="checkbox"/> Apartment building Number of apartment building(s): _____ Total number of apartment units: _____ <input type="checkbox"/> Condominium unit Project Name _____ <input type="checkbox"/> Condominium parking unit used in conjunction with residential unit # _____ within the same project. <input type="checkbox"/> Condominium storage unit used in conjunction with residential unit # _____ within the same project.
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USE	<input type="checkbox"/> I live on the property and/or use it exclusively for my own personal use. <input type="checkbox"/> The property is being rented to one or more tenants for periods of 30 or more consecutive days. Is any part of this property used for non-residential purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate non-residential use: _____
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CERTIFICATION OF PETITIONER (5 Year Dedication)
(Please use additional forms for more than 4 owners. If leasehold, the signature of the fee owner is not required.)

I/We hereby petition to dedicate the property for residential use. We certify that the property is in exclusive residential use, which may include a portion for nonprofit purposes as allowed by Ordinance and all persons having interest in the property have signed this petition and shall comply with the provisions of Section 8-7.5, ROH. Failure to observe the restrictions on the use of the property shall cancel the special tax assessment privilege with retroactive effect, and additional taxes and penalties, due and owing as a result of a breach of the dedication shall be a paramount lien upon the real property, in accordance with applicable ordinances. Pursuant to ROH Section 8-1.3(g), the Director has the authority to inspect records. The Director may request the following to verify residential use: a) Hawaii State Resident tax return; b) Federal tax return; and c) Rental/lease agreements.

Signature of Petitioner	Print Name of Petitioner	Date
Signature of Petitioner	Print Name of Petitioner	Date
Signature of Petitioner	Print Name of Petitioner	Date
Signature of Petitioner	Print Name of Petitioner	Date

Complete this petition form and deliver or mail (post office cancellation mark), on or before **September 1**, preceding the tax year for which you are petitioning to dedicate the property to either:

Real Property Assessment Division
842 Bethel Street, Basement
Honolulu, HI 96813

Real Property Assessment Division
1000 Uluohia Street #206
Kapolei, HI 96707

This petition cannot be filed via facsimile transmission or email. For a receipted copy, submit with a self-addressed stamped envelope. The Notice of Assessment, which is issued on December 15th each year, shall serve as notification of approval or disapproval of the petition for dedication.

FOR OFFICIAL USE ONLY		
Received By: _____	Date Received (post office cancellation mark): _____	
For Tax Year: _____	Petition No. _____	Land Classification _____ <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved

INSTRUCTIONS FOR FORM (BFS-RP-P-41E)
PETITION TO DEDICATE CERTAIN PROPERTY FOR RESIDENTIAL USE (5 YEAR DEDICATION)

1. Enter the Parcel ID (Tax Map Key). This information can be found on your Notice of Assessment or by contacting the Real Property Assessment Division (“RPAD”).
2. Enter the petitioner’s name (primary contact person), telephone number, and email address.
3. Enter the site address of the property and the mailing address of the primary contact person. All communication regarding this petition will be sent to the mailing address. Should your mailing address change, please notify the RPAD in writing.
4. Enter the type of land zoning that the property is located on. Is the property fee simple or leasehold? If leasehold, enter the expiration date of lease.
5. Enter the type of improvement(s). Check applicable boxes for description of property to be dedicated.
 1. Detached dwelling and total number of detached dwelling(s).
 2. Apartment building, number of apartment building(s) and total number of apartment units.
 3. Condominium unit and project name.
 4. Condominium parking unit which is used in conjunction with a residential unit within the same project.
 5. Condominium storage unit which is used in conjunction with a residential unit within the same project.
6. Enter the type of use. Check applicable boxes.
 1. I live on the property and/or use it exclusively for my own personal use.
 2. The property is being rented to one or more tenants for periods of 30 or more consecutive days.
 3. Is any part of this property used for non-residential purposes? If yes, indicate non-residential use.
7. **All owners of record** of the property must sign the petition. If leasehold, the signature of the fee owner is not required; only lessees need to sign the form(s). Please use additional forms for more than 4 owners.
8. If hand delivered, the completed petition form must be received by RPAD no later than 4:30 p.m. on September 1st preceding the tax year in which the dedication will become effective, at one of the addresses listed below. If the petition is mailed, it must be postmarked by the U.S. Postal Service by midnight, September 1. If a receipt of the petition is requested, enclose a self-addressed stamped envelope. The petition cannot be filed by facsimile transmission or via email.

Real Property Assessment Division
842 Bethel Street, Basement
Honolulu, HI 96813
Telephone: (808) 768-3799

Real Property Assessment Division
1000 Uluohia Street #206
Kapolei, HI 96707
Telephone: (808) 768-3799

Note: When the due date for any notice, application, document or remittance required by this chapter falls on a Saturday, Sunday or legal holiday, the notice, application, document or remittance shall not be due until the next succeeding day which is not a Saturday, Sunday or legal holiday. [ROH Section 8-1.16]

Additional real property assessment forms and information can be found at www.realpropertyhonolulu.com and www.honolulupropertytax.com.

IMPORTANT:

The Notice of Assessment, which is issued on December 15th each year, will serve as notification of approval or disapproval of a petition for dedication.