
A BILL FOR AN ACT

RELATING TO REAL PROPERTY.

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

1 SECTION 1. Chapter 173A, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§173A- Appraisal of land. The appraisal of land to be
5 acquired by the State under this chapter may be performed by not
6 more than three disinterested appraisers. The State may:

7 (1) Review, approve, and accept an existing appraisal if:

8 (A) The appraisal was completed within one year
9 before the decision by the board approving the
10 acquisition of the land; and

11 (B) The State finds that the appraisal was performed
12 according to the accepted professional standards
13 for appraisals of land;

14 or

15 (2) Contract for independent appraisals from no more than
16 three disinterested appraisers.

17 No land shall be purchased for a sum greater than the
18 highest value fixed by the appraiser or appraisals; provided



1 that the State, after review of the appraisals by the appraiser
2 or appraisers, may purchase the land at a value greater than the
3 highest value if, after consultation with another independent
4 appraiser, the higher value is determined by the appraiser to be
5 justified and within the range of market value; provided further
6 that this limitation shall not apply where acquisition is by
7 condemnation. After the land has been acquired or the State
8 abandons the acquisition, these appraisal reports shall be
9 available for inspection and copying by the public."

10 SECTION 2. New statutory material is underscored.

11 SECTION 3. This Act shall take effect upon its approval.



Report Title:

Lands Having Value as a Resource to the State; Appraisals

Description:

Clarifies the appraisal process for state acquisitions of "Lands Having Value as a Resource to the State"; permits the State to purchase land at a cost higher than appraisal if it determines the higher cost is justified. (SB3084 HD1)

