
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. (a) The appraisal of land
5 to be acquired by the State under this chapter may be performed
6 by not 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 accepted professional standards for
13 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 (b) No appraisal shall be required under this section in
11 the event that an interest in land is donated to the State."

12 SECTION 2. New statutory material is underscored.

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



SB3084
SD2 HD2

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; and exempts donated lands from the appraisal requirements. (SB3084 HD2)

