

JAN 25 2006

S.B. NO. 3004

A BILL FOR AN ACT

RELATING TO REAL PROPERTY.

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

1 SECTION 1. Section 171-30, Hawaii Revised Statutes, is
2 amended by amending subsection (e) to read as follows:
3 "(e) [The] For the purposes of monetary grants for
4 acquisition of real property pursuant to section 173A-5 and
5 acquisition of real property by the board of land and natural
6 resources pursuant to this section, a complete appraisal
7 determining the fair market value of the real property interest
8 shall be reviewed, approved, and accepted by the granting or
9 acquiring state department agency. In addition, an independent
10 appraisal of private property to be acquired by the State may be
11 required by the state department or agency and performed by not
12 more than three disinterested appraisers whose services shall be
13 contracted for by the State, and no land shall be purchased for
14 a sum greater than the highest value fixed by the appraiser or
15 appraisals; provided that the State, after review of the
16 appraisals by the appraiser or appraisers or the attorney
17 general, may purchase the property at a value greater than the
18 highest value if the higher value is determined by the appraiser



1 or appraisers or the attorney general to be justified and within
 2 the range of market value; provided further that this limitation
 3 shall not apply where acquisition is by condemnation. After the
 4 private property has been acquired or the State abandons the
 5 acquisition, these appraisal reports shall be available for
 6 inspection and copying by the public."

7 SECTION 2. Statutory material to be repealed is bracketed
 8 and stricken. New statutory material is underscored.

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

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Report Title:

Real Property; State Acquisitions; Appraisals

SB. NO. 3084

Description:

Clarifies the appraisal process for state acquisitions of real property.

