
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 appraisal of private property to be acquired by
4 the State may be performed by not more than three disinterested
5 appraisers [~~whose services shall be contracted for by the State,~~
6 ~~and no~~]. For land acquisitions pursuant to chapter 173A, the
7 attorney general may:

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

9 (A) The appraisal was completed within six months
10 before the decision by the board approving the
11 acquisition of the property; and

12 (B) The attorney general finds that the appraisal was
13 performed according to the accepted professional
14 standards for appraisals of real property; 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 or the attorney general, may purchase the property
3 at a value greater than the highest value if the higher value is
4 determined by the appraiser or appraisers or the attorney
5 general to be justified and within the range of market value;
6 provided further that this limitation shall not apply where
7 acquisition is by condemnation. After the private property has
8 been acquired or the State abandons the acquisition, these
9 appraisal reports shall be available for inspection and copying
10 by the public."

11 SECTION 2. Statutory material to be repealed is bracketed
12 and stricken. New statutory material is underscored.

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

SB3084, SD1

Report Title:

Real Property; State Acquisitions; Appraisals

Description:

Clarifies the appraisal process for state acquisitions of real property. (SD1)

