

JAN 19 2007

A BILL FOR AN ACT

RELATING TO LAND ACQUISITIONS.

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) Notwithstanding section
5 171-30, the appraisal of land having value as a resource to the
6 State and acquired by the State under this chapter may be
7 performed as follows:

8 (1) The board may review, approve, and accept any existing
9 appraisal prepared on behalf of a non profit
10 organization if:

11 (A) The appraisal was completed within one year
12 before the decision by the board to approve the
13 acquisition of land; and

14 (B) The board finds that the appraisal was performed
15 according to applicable and accepted professional
16 standards for land appraisal; or



1 (2) The board may contract for an independent appraisal
2 from no more than three disinterested appraisers who
3 shall follow applicable and accepted professional
4 standards for land appraisal.

5 The board shall submit the appraisal to the attorney general for
6 review and approval before it acquires the land having value as
7 a resource to the State.

8 (b) No land shall be purchased for a sum greater than the
9 highest value fixed by any appraisal accepted or performed under
10 subsection (a); provided that:

11 (1) The board, after review of the appraisal by the
12 appraiser or the attorney general, may purchase the
13 property at a value greater than the highest fixed
14 appraised value if the higher value is determined by
15 the appraiser or the attorney general to be justified
16 and within the range of market value; and

17 (2) This limitation shall not apply to any acquisition
18 that is made by condemnation.

19 (c) After the land having value as a resource to the State
20 has been acquired or the State abandons the acquisition, the
21 appraisal reports shall be made available for inspection and
22 copying by the public."



1 SECTION 2. New statutory material is underscored.

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

3 INTRODUCED BY: Russell Kohl

Jim



Report Title:

Resource Land Acquisition; Appraisal

Description:

Permits the board of land and natural resources to appraise land having value as a resource to the State before acquiring the land. Requires the board to submit the appraisal to the attorney general for review and approval.

