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## A BILL FOR AN ACT

RELATING TO RESIDENTIAL PROPERTY.

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

1           SECTION 1. The legislature finds that according to the  
2 United States Census Bureau and the department of business,  
3 economic development, and tourism, nearly forty per cent of  
4 private residences on Oahu were built during or before 1969. In  
5 certain census tracts, this number is as high as eighty-five per  
6 cent.

7           The legislature further finds that any building, structure,  
8 object, district, area, or site over fifty years old is  
9 considered historic property in Hawaii. Current application of  
10 historic preservation law requires review by the state historic  
11 preservation division of the department of land and natural  
12 resources prior to the granting of permits for proposed projects  
13 on historic properties. This requirement, in certain instances,  
14 has delayed the granting of permits for a period of many months,  
15 resulting in a negative impact on the construction industry. As  
16 nearly forty per cent of private residences on Oahu have reached  
17 or are approaching fifty years of age, it is prudent for the



1 State to reexamine the current processes and procedures  
2 regarding historic properties.

3 The purpose of this Act is to:

4 (1) Except from the definition of historic property any  
5 private residence that has not been entered, or  
6 nominated by the owner of the residence for entry,  
7 onto the Hawaii register of historic places; and

8 (2) Clarify that nothing in section 6E-10, Hawaii Revised  
9 Statutes, shall be construed to require a review by  
10 the department of land and natural resources for a  
11 project on a private residence that has not been  
12 entered, or nominated by the owner for entry, onto the  
13 Hawaii register of historic places.

14 SECTION 2. Section 6E-2, Hawaii Revised Statutes, is  
15 amended by amending the definition of "historic property" to  
16 read as follows:

17 "Historic property" means any building, structure, object,  
18 district, area, or site, including heiau and underwater site,  
19 [which] that is over fifty years old[-]; provided that historic  
20 property shall not include any private residence that has not



1 been entered, or nominated by the owner of the residence for  
2 entry, onto the Hawaii register of historic places."

3 SECTION 3. Section 6E-10, Hawaii Revised Statutes, is  
4 amended to read as follows:

5 "§6E-10 Privately owned historic property. (a) Before  
6 any construction, alteration, disposition or improvement of any  
7 nature, by, for, or permitted by a private landowner may be  
8 commenced [~~which~~] that will affect an historic property on the  
9 Hawaii register of historic places, the landowner shall notify  
10 the department of the construction, alteration, disposition, or  
11 improvement of any nature and allow the department opportunity  
12 for review of the effect of the proposed construction,  
13 alteration, disposition, or improvement of any nature on the  
14 historic property. The proposed construction, alteration,  
15 disposition, or improvement of any nature shall not be  
16 commenced, or in the event it has already begun, continue, until  
17 the department shall have given its concurrence or ninety days  
18 have elapsed. Within ninety days after notification, the  
19 department shall:

20 (1) Commence condemnation proceedings for the purchase of  
21 the historic property if the department and property



1 owner do not agree upon an appropriate course of  
2 action;

3 (2) Permit the owner to proceed with the owner's  
4 construction, alteration, or improvement; or

5 (3) In coordination with the owner, undertake or permit  
6 the investigation, recording, preservation, and  
7 salvage of any historical information deemed necessary  
8 to preserve Hawaiian history, by any qualified agency  
9 for this purpose.

10 (b) Nothing in this section shall be construed to prevent  
11 the ordinary maintenance or repair of any feature in or on an  
12 historic property that does not involve a change in design,  
13 material, or outer appearance or change in those characteristics  
14 [~~which~~] that qualified the historic property for entry onto the  
15 Hawaii register of historic places.

16 (c) Any person, natural or corporate, who violates the  
17 provisions of this section shall be fined not more than \$1,000,  
18 and each day of continued violation shall constitute a distinct  
19 and separate offense under this section for which the offender  
20 may be punished.



1 (d) If funds for the acquisition of needed property are  
2 not available, the governor may, upon the recommendation of the  
3 department allocate from the contingency fund an amount  
4 sufficient to acquire an option on the property or for the  
5 immediate acquisition, preservation, restoration, or operation  
6 of the property.

7 (e) The department may enter, solely in performance of its  
8 official duties and only at reasonable times, upon private lands  
9 for examination or survey thereof. Whenever any member of the  
10 department duly authorized to conduct investigations and surveys  
11 of an historic or cultural nature determines that entry onto  
12 private lands for examination or survey of historic or cultural  
13 finding is required, the department shall give written notice of  
14 the finding to the owner or occupant of ~~[such]~~ the property at  
15 least five days prior to entry. If entry is refused, the member  
16 may make a complaint to the district environmental court in the  
17 circuit in which ~~[such]~~ the land is located. The district  
18 environmental court may thereupon issue a warrant, directed to  
19 any police officer of the circuit, commanding the officer to  
20 take sufficient aid, and, being accompanied by a member of the  
21 department, between the hours of sunrise and sunset, allow the



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1 member of the department to examine or survey the historic or  
2 cultural property.

3 (f) Nothing in this section shall be construed to require  
4 a review by the department for a project on a private residence  
5 that has not been entered, or nominated by the owner of the  
6 residence for entry, onto the Hawaii register of historic  
7 places."

8 SECTION 4. Statutory material to be repealed is bracketed  
9 and stricken. New statutory material is underscored.

10 SECTION 5. This Act shall take effect on July 1, 2019.

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INTRODUCED BY:

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JAN 18 2019



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**Report Title:**

DLNR; Historic Preservation; Review; Private Residence

**Description:**

Excepts from the definition of historic property any private residence that has not been entered, or nominated by the owner of the residence for entry, onto the Hawaii register of historic places. Clarifies that nothing in section 6E-10, Hawaii Revised Statutes, shall be construed to require review by the department of land and natural resources for a project on a private residence fifty or more years old that has not been entered, or nominated by the owner of the residence for entry, onto the Hawaii register of historic places.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

