URGING THE CITY AND COUNTY OF HONOLULU TO IMPLEMENT A NEW REAL PROPERTY TAX ASSESSMENT METHODOLOGY FOR OWNER-OCCUPIED REAL PROPERTY IN THE CITY AND COUNTY OF HONOLULU

WHEREAS, there is an urgent need to reduce real property tax assessments and property tax charges on the principal residences of kūpuna and kamaʻāina families with generational rights of survivorship in Hawaiʻi; and

WHEREAS, owner-occupied ("Residential") property in the City and County of Honolulu is currently taxed at the Residential tax rate, set by ordinance established by the City Council, and the current Residential tax rate is 0.35% of a property's assessed value; and

WHEREAS, the City and County of Honolulu calculates Residential property taxes by averaging the market sales of surrounding homes within the given area, and as a property's tax-assessed value increases based on surrounding sales, the tax burden on the property owner also increases, potentially taxing kūpuna and kama'āina homeowners out of their generational homes; and

WHEREAS, many residential developments in Hawaiʻi are designed to attract wealthy investors as well as offshore investors with the ability to pay for residential property beyond the asking price, thus escalating residential real property values and related property tax assessments for kamaʻāina families and kūpuna; and

WHEREAS, speculative development mixed with exemptions and market sales drive residential property values to levels beyond the reach of kamaʻāina families and kūpuna resulting in an escalating exodus of many local families and their children to other states to maintain their generational survival; and

WHEREAS, assessing principal residence property value on the property's purchase price instead of surrounding property sales would provide local families with the ability to keep and maintain their homes and provide for their next generation so Hawaiʻi will be able to retain its kūpuna and kamaʻāina population; and

WHEREAS, California's 1978 "Proposition 13" uses a property's purchase price as the basis for calculating annual property taxes and limits annual property tax increases to 2% or the inflation rate, whichever is less; and

WHEREAS, Oregon's 1997 "Measure 50" provides for property tax assessments to be aligned with the purchase price of property with annual tax increases capped at 3% over the previous year's property tax assessment; and

WHEREAS, the City and County of Honolulu's 2026 property tax assessments and property taxes aligned with property sales of neighboring properties to outside investors serve only to hike property taxes on paper for local families without the needed income to meet the escalated property taxes and retain their homes; now therefore

BE IT RESOLVED that the City and County of Honolulu is strongly urged to implement a new real property tax assessment methodology for owner-occupied real property ("Residential") in the City and County of Honolulu, and the purpose of this methodology is to encourage kūpuna and kamaʻāina families to hold on to and pass on their homes for generations to come (generational rights of survivorship), thereby encouraging home ownership and helping Hawai'i to retain more of its kamaʻāina population, as follows:

The tax assessed value for Residential property shall be limited to the sum of:

(1) The last sales price of the Residential property;
(2) The value of any substantial improvements to the property; and
(3) An allowed increase in the total amount of the real property tax of up to 2% annually or the annual rate of inflation, whichever is less, for each year since the date of the last sale of the subject Residential property; and

BE IT FURTHER RESOLVED that no other factors, including but not limited to the market value of the property, or changes in the zoning to the property, shall be considered in determining the tax assessed value for Residential property, and the purpose of disallowing exemptions is to prevent substantial increases in year-over-year tax assessed value due to factors outside of the homeowners' control that could force kūpuna and kamaʻāina owners to sell their generational homes and leave O'ahu; and

BE IT FINALLY RESOLVED, that copies of this Resolution shall be transmitted to the City and County of Honolulu's Mayor and all City Council Members; the Director of the Department of Budget and Fiscal Services of the City and County of Honolulu; and all Honolulu City and County Neighborhood Board Chairs, Vice Chairs and Members.

8/1/2026

Matson moved, seconded by St. Denis, to adopt the Resolution and if there are any other ideas they should have separate Resolutions.

Roll call vote:

Allen - (absent)
Hasina - Aye
Knight - Aye
Matson - Aye
Miranda - No
Murchie - abstain - Aye - abstain "It's not perfect, so I do have reservations.
Rosman - (absent)
St. Denis - Aye
Velasco - Aye
Wasden - Aye
B. Wong - Aye
L. Wong - abstain
K. Wong - (absent)
Welch - (absent)

Velasco - "It can come up in another form and we can have another committee meeting."

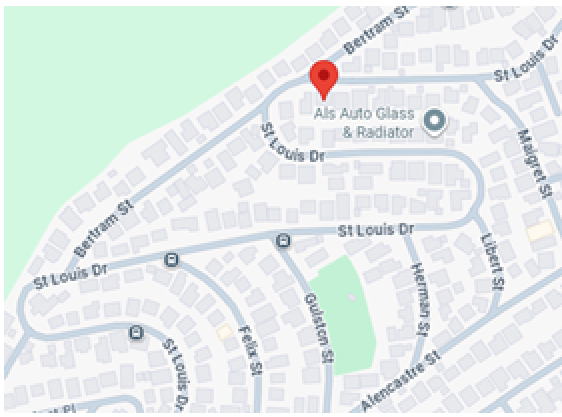
Anthony Miranda – NB5 Kapahulu Sub-District Chair

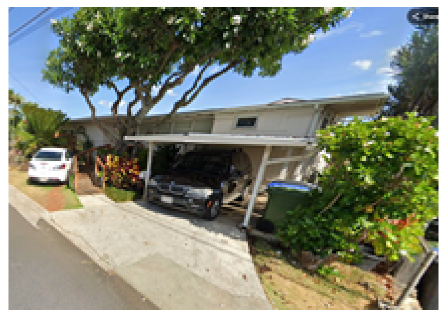
NB5-Identified St. Louis Heights address

City and County of Honolulu (.gov)
https://www.honolulu.gov › nco

Neighborhood Board No.05

Anthony Miranda Subdistrict 2 Email **Anthony Miranda** 808-807-7345 ... 1907 St. Louis Drive, **Honolulu**, HI 96816





Other Anthony Miranda – Kapahulu address

Anthony Miranda, Age 30 in Honolulu, HI, (843) 597-5376

Property record details for the current **residence** of **Anthony Miranda**. 754 Ekela Ave #707. **Honolulu**, HI 96816. Bedrooms 1. Bathrooms