



# REAL PROPERTY TAX GENERAL INFORMATION

## WHAT DOES MY PROPERTY TAX DOLLAR PAY FOR?

County government depends on property taxes to pay for an array of services, including police and fire protection, civil defense, parks and recreation, elderly activities, solid waste program, mass transit, economic development, flood control, and animal control.

Note: Roads, highways, and traffic signals/lights are funded primarily by your fuel taxes, state/federal grants-in-aid, and private developers. In addition, water development and services are funded primarily by ratepayers and private developers.

## WHAT IF I MOVED OR CHANGED THE CURRENT USE OF THE PROPERTY?

It is the property owner's responsibility to inform our office, in writing, of any changes in address, ownership, or use (e.g. short/long-term rental of a portion or entire home) of the property within 30 days of the change.

## AFFORDABLE RENTAL HOUSING

To expand the inventory of affordable housing and rental units, the County of Hawai'i provides a financial incentive to property owners who rent at affordable rates in accordance with its Affordable Housing guidelines.

The owner shall annually file form 19-53(h) between mid-October and December 31, preceding the tax year for which such classification is claimed.

### ACCESS OUR WEB PAGE!

[www.hawaiipropertytax.com](http://www.hawaiipropertytax.com)

- Frequently Asked Questions (FAQ)
- How will using your property as a Short-Term Vacation Rental affect a Homeowner Exemption & Homeowner Tax Rate?
- How will a property's participation in an Agricultural Use Program affect the Homeowner Exemption & Homeowner Tax Rate?

## HOMEOWNER EXEMPTION

The home exemption is deducted from the assessed value of your property to help reduce the net taxable value for the property. The basic home exemption for homeowners under the age of 60 is \$40,000, for homeowners 60 to 69 years of age, \$80,000 and for homeowners 70 years of age or over, \$100,000 with age calculated as of January 1, the date of the assessment. An additional exemption of 20% of the assessed value of the property not to exceed \$80,000 was enacted effective 2005.

You are eligible for the home exemption if you own and occupy the property as your principal home and file or intend to file your resident HI state income tax return or apply for a waiver of this requirement. The ownership of your property must be recorded at the Bureau of Conveyances on or before December 31 or June 30.

Please refer to FAQ at [www.hawaiipropertytax.com](http://www.hawaiipropertytax.com) for details regarding Short-Term Vacation Rentals and Long-Term Rentals.

You must file a claim, Form 19-71, for the home exemption on or before December 31 for the first half payment and June 30 for the second half payment.

## DISABILITY EXEMPTIONS

If you have Hansen's Disease, have impaired sight or hearing or are totally disabled, you may file a disability claim, for a \$50,000 real property tax exemption. This claim is in addition to the regular home exemption and must be filed on the same parcel. Certification shall be done on Form 19-75(A).

If you are a totally disabled veteran, your principal home is exempt from property taxes except for 50 percent of the minimum tax amount. You must submit claim Form 19-73 to receive your exemption benefits.

## OTHER PROGRAMS OFFERED

The County of Hawaii offers special programs for the landowner such as exemptions, a 3% growth cap for homeowner's classification, agricultural use assessments, and dedications to help lower an owner's real property taxes.

## HOW ARE MY PROPERTY TAXES CALCULATED?

To calculate the amount of your tax bill, you will need to find the "NET TAXABLE VALUE" of your property. This value was provided on your assessment notice that was mailed out on March 15th. Tax rates are available on [www.hawaiipropertytax.com](http://www.hawaiipropertytax.com).

### Formula to calculate your taxes:

$$\frac{\text{Net Taxable Value} \times \text{Tax Rate}}{\$1,000} = \text{Taxes Due}$$

### MINIMUM TAX

Parcels of real property including those that qualify for a home exemption are subject to a minimum tax of \$200, with the following exceptions:

If the property owner receives a home exemption or a totally disabled veteran's exemption\*, resulting in the minimum tax and the assessed value of the improvements are:

- a) \$50,001 to \$75,000, minimum tax is \$150;
- b) \$25,001 to \$50,000, minimum tax is \$100;
- c) Up to \$25,000, minimum tax is \$50.

\*50 percent of minimum tax will apply for parcels with owners receiving a totally disabled veteran's exemption.

No tax shall be applied to properties with a market value of \$500 or less.

### TO MAKE A PAYMENT

Make your check or money order payable to: **DIRECTOR OF FINANCE**; write your tax map key number or parcel ID number on the payment.

You may pay your real property tax bill online at: <http://payments.ehawaii.gov/propertytax/hawaii>. Administrative costs associated with online payments will be passed on to you in the form of an additional fee by the online vendor.

Credit card payments are not accepted at our Hilo or Kona offices.

### TIMELY PAYMENTS

Payments must be **POSTMARKED** on or before the due date. Please remit your payment with the bottom portion of the tax bill. There is no grace period. A 10% penalty plus interest will be added to taxes as prescribed by law.

All payments must be made with U.S. funds.

## FOR MORE INFORMATION

### Contact us!

Exemptions  
[rptclerical@hawaiicounty.gov](mailto:rptclerical@hawaiicounty.gov)  
 East Hawai'i (808) 961-8201  
 West Hawai'i (808) 323-4880

Payments/Billing  
[rptcollections@hawaiicounty.gov](mailto:rptcollections@hawaiicounty.gov)  
 (808) 961-8282

Ownership  
[rptmapping@hawaiicounty.gov](mailto:rptmapping@hawaiicounty.gov)  
 (808) 961-8287

Property Valuation/Assessments  
[rptappraisal@hawaiicounty.gov](mailto:rptappraisal@hawaiicounty.gov)  
 East Hawai'i (808) 961-8354  
 West Hawai'i (808) 323-4881

### Visit Us!

Hilo: 101 Pauahi Street, Suite 4  
 Kona: 74-5044 Ane Keohokalole Hwy.  
 Building D, 2nd Floor  
 Monday - Friday 7:45 a.m. to 4:30 p.m.  
 Closed on Holidays

### IMPORTANT DATES TO REMEMBER

July 1	Beginning of tax year
July 20	Tax bills mailed to owners
Aug 20	First-half tax installment due date
Sept 1	Deadline for filing dedication petitions
Sept 30	Deadline for filing solar water heater credit
Dec 31	Deadline for filing homeowner, disability, and various exemptions; recording of ownership changes; affordable rental housing application; filing of the non-dedicated agricultural use application and kuleana land exemption
Jan 1	Real property is assessed
Jan 20	Second-half tax bills mailed to owners
Feb 20	Second-half tax installment due date
Mar 15	Assessment notice mailed to owners
Apr 9	Deadline for filing assessment appeals
June 20	County Council establish tax rates
June 30	Deadline for filing homeowner and disability exemptions and recording of ownership changes affecting these exemptions

All deadlines are extended to the next business day if they fall on a weekend or holiday. There is no grace period for all deadlines.