

COUNTY OF HAWAI‘I

Real Property Tax FAQ's

If lava covers my land, does the County adjust my real property taxes?

The Hawaii County Code does allow the remission of taxes for properties covered by the lava. The Real Property Tax Division is working with Civil Defense closely on identifying these parcels and making the adjustments to the current tax year as well as the upcoming tax year. For those that made the payment on the February 2018 bill, you may receive a credit if one is due. If your address has changed, please let the Real Property Tax Division know by calling (808) 961-8201.

If my property is lava-locked and inaccessible, even if it itself is not covered, does the County make an adjustment on real estate taxes?

These parcels would be considered to have a \$0 value as an area directly adversely affected by the lava and we would make the adjustments as previously discussed.

What if I live in Leilani Estates and I can still access my house, but I can't live there due to safety concerns with the lava, what does the County do?

While the County Code states that property is valued as of January 1 each year, Mayor Kim has issued a supplementary proclamation dated May 22, 2018. The supplementary proclamation allows for the reassessment of properties located within Leilani Estates, Lanipuna Gardens, Pohoiki Bay Estates, and Kapoho Estates. Accordingly, the Real Property Tax Division has made the determination that these properties will have an assessed value of \$0 for the 2018 fiscal year beginning July 1, 2018. Real Property Tax Division is carefully monitoring the situation, the extent of the evacuations, cracks surfacing, and the overall effect of this event for other areas impacted but not covered within the supplementary proclamation. The impact will be considered in determining adjusted values and tax reduction before the next tax bills are sent out.

What does my insurance company need so I can get reimbursed?

The Real Property Tax Division has been in contact with several different companies throughout this event. So far, all companies have indicated a Damage Assessment Letter issued by the Real Property Tax Division as one component they use to review the eligibility of claims. If you require a Damage Assessment Letter, please contact the Real Property Tax Division at (808) 961-8201.

How long does the Damage Assessment Letter process take?

While every effort is made to assure a prompt confirmation of damage, the nature of this eruptive event limits our ability to conduct site inspections. The Real Property Tax Office is working with all available data, including flight imagery, to provide information to the Office of Housing and Community Development & Civil Defense of properties impacted. Once confirmation has been received from these agencies, a Damage Assessment Letter is issued. As this process is driven by the availability of information, the issuance of Damage Assessment Letters can vary significantly from parcel to parcel.

To change your mailing address or if you have further questions regarding your real property tax, please contact the Hilo office at (808) 961-8201.