



**COUNTY OF HAWAII  
DEPARTMENT OF FINANCE  
REAL PROPERTY TAX DIVISION**

## **LONG-TERM RENTAL PROGRAM INFORMATION**

### **Qualifications**

All dwelling units on the property are being rented for a minimum period of six consecutive months ( $\geq 180$  days) to the same tenant(s).

### **General Information/Requirements**

- An application must be filed annually with the Real Property Tax Division no later than December 31 preceding the tax year for which the classification is claimed.
- A current contract or rental lease, signed and annually updated, must be submitted. The document must be current and have a minimum of 6 months on the original lease.  
Example: Have tenants re-sign or initial contract annually if rent amount does not change
- A maximum twelve consecutive month vacancy may be allowed for purposes of renovation or active listing and advertising of the long-term rental property upon proof of a signed letter stating that the rental property is currently under renovation or evidence of active listing or advertisement of rental property.
- All owners or representatives with an authorized document such as the power of attorney must sign the application.
- Real Property in the residential tax class with a net taxable real property value of \$2,000,000 or more shall not be eligible for the long-term rental classification.
- No portion of the property is used for commercial or income producing purposes other than long-term residential use, legally permitted home occupation, or agricultural use pursuant to sections 19-57, 19-59, 19-60 or 19-61 of the Hawai'i County Code.

### **Breach Conditions**

- Any rental during the calendar year for less than six months (short-term rental).
- The ownership of the parcel changes and the transfer is subject to the conveyance tax under the terms of Chapter 247, Hawai'i Revised Statutes.

### **Retroactive Taxes**

- Upon breach of the classification, the tax assessment shall be cancelled retroactive to the date of the classification, but for not more than the current year, and all difference in the amount of taxes that were paid and those that would have been due from the assessment in the higher classification shall be payable with a ten percent penalty.