

The Residential A Classification - was created via Bill 42 (2013) which became [Ord 13-33](#), effective tax years beginning July 1, 2014 and thereafter. [Ord 13-41](#) soon followed to clarify technical aspects of vacant residential zoned land.

Revised Ordinances of Honolulu Section 8-7.1 (por.)

- (i) “Residential A” shall mean a parcel, or portion thereof, which:
- (1) Is improved with no more than two single family dwelling units; and
 - (A) Has an assessed value of \$1,000,000 or more;
 - (B) Does not have a home exemption; and
 - (C) Is zoned R-3.5, R-5, R-7.5, R-10 or R-20 or is dedicated for residential use;
 - (2) Is vacant land zoned R-3.5, R-5, R-7.5, R-10 or R-20 and has an assessed value of \$1,000,000 or more; or
 - (3) Is a condominium unit with an assessed valuation of \$1,000,000 or more and does not have a home exemption.

Residential A excludes any parcel, or portion thereof, improved with military housing located on or outside of a military base.

On April 7, 2017, Bill 7 (2017), CD2 was enacted to create [Ord 17-12](#) which amends the single tax rate of the Residential A classification to a two tiered rate system applicable to tax years beginning July 1, 2017.

The tiers are as follows:

- (1) Residential A Tier 1 tax rate: applied to the net taxable value of the property up to \$1,000,000; and
- (2) Residential A Tier 2 tax rate: applied to the net taxable value of the property in excess of \$1,000,000.