
A BILL FOR AN ACT

RELATING TO AGRICULTURAL WATER SYSTEMS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. Section 484-3, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

3 "(a) Unless the method of disposition is adopted for the
4 purpose of evasion of this chapter, or unless the subdivider
5 files in writing with the director that this chapter shall apply
6 to the subdivider's subdivision, this chapter shall not apply to
7 offers or dispositions of an interest in land:

8 (1) By a purchaser of subdivided lands for the purchaser's
9 own account in a single or isolated transaction;

10 (2) If fewer than twenty separate lots, parcels, units, or
11 interests in subdivided lands are offered by a person
12 in a period of twelve months;

13 (3) Where the division of lands is a leasehold
14 agricultural lot within state agricultural districts
15 on which no dwelling structures are constructed as
16 provided in section 205-4.5(e);

17 (4) Where real, personal, or mixed property of an
18 agricultural water system to provide water for



1 irrigation of agricultural lands is to be conveyed to
2 the agribusiness development corporation;
3 ~~(4)~~ (5) On which there is a residential, commercial, or
4 industrial building, or as to which there is a legal
5 obligation on the part of the seller to construct a
6 building on the land within two years from the date of
7 disposition; provided that the obligation to construct
8 shall not be, directly ~~(+)~~or~~(+)~~ indirectly,
9 transferred to or otherwise imposed upon the
10 purchaser;
11 ~~(5)~~ (6) To persons who are engaged in, and are duly
12 licensed to engage in, the business of construction of
13 buildings for resale, or to persons who acquire an
14 interest in subdivided lands for the purpose of
15 engaging, and do engage in, and are duly licensed to
16 engage in, the business of construction of buildings
17 for resale;
18 ~~(6)~~ (7) Pursuant to court order;
19 ~~(7)~~ (8) By any government or government agency;
20 ~~(8)~~ (9) As cemetery lots or interests; or
21 ~~(9)~~ (10) Registered as a condominium property regime
22 pursuant to chapter 514B."



1 SECTION 2. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 3. This Act shall take effect on July 1, 2050.



Report Title:

Agricultural Water Systems; Subdivided Lands; Agribusiness
Development Corporation

Description:

Provides an exemption from the registration of subdivided lands for offers or dispositions in interest of land that the agribusiness development corporation acquires, if the offer or disposition is for agricultural water systems to provide water for irrigation of agricultural lands. (SD1)

