

# Buying or Selling a Historic Home in Hawai'i?

HERE'S WHAT YOU NEED TO KNOW

## The Benefits of Owning a Historic Home

“When we discovered that the house was on the Hawai'i State Register of Historic Places, its history made the house special in a more spiritual, personal way that greatly appealed to our own values of family, community, and history.”

**Wes & Jane Guinn**



- + Encourages public appreciation of Hawai'i's history and diversity.
- + Enables residents and guests to experience a piece of Hawai'i's history.
- + Historic residential properties are eligible for County property tax exemptions. The annual tax savings can help fund home maintenance to preservation standards. Conditions apply and failure to continue to meet the conditions may result in penalties, including payment of back taxes and fees.
- + Income-producing properties are eligible for a federal income tax credit to help fund rehabilitation costs.
- + Fosters neighborhood pride with a sense of place and heritage.
- + Preserves craftsmanship and architectural styles/character.
- + Respects the 'āina: saves resources and minimizes carbon output.
- + Enhances Hawai'i's beauty and character and contributes to our community's value.
- + Helps protect places that matter.

Learn Everything About  
Owning & Maintaining a  
Historic Property in Hawai'i

Visit [HistoricHawaii.org](https://HistoricHawaii.org)

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# The Facts of Owning a Historic Home



*Living on a street with historic homes, like our Burbank Street in Nu'uuanu, is indeed the dream we hoped it would be, a time capsule in a modern world. Living in a historic home is a privilege, a chance to live in a treasure that past generations loved and cherished. The art within architecture speaks volumes embodying values of thoughtfulness, restraint, consideration and tradition...values we often miss in today's hurried world."*

**Corinne W.L. Ching**

- + You can make changes to your property, providing its historic character is maintained. There are specific standards and guidelines to support sensitive and harmonious improvements for contemporary use.
- + Owners are not required to repair or restore listed properties at a greater level than otherwise required by health, safety, land use or building codes. However, when making changes to address those codes, alterations or modifications need to follow the historic preservation standards.
- + Projects requiring a building permit require prior review and approval by the State Historic Preservation Division, as well as the appropriate County planning and permitting agency. SHPD uses the national historic preservation standards and guidelines when making its determinations.
- + Solar panels may be installed on a historic property following best practices for appropriate locations and installation methods to avoid impacts on the historic features. If the installation requires a building permit, SHPD review may be required.

- + Private properties are not required to be open to the public for visitation. There are requirements for unobstructed views to the exterior of the property if the owner claims the historic residential property tax exemption.
- + National studies have found that property values rarely are affected by individual historic designations. Often, historic districts and neighborhoods have higher values due to the higher quality of life and aesthetic appeal of historic areas.



**Is your home 50+ years old and historically significant?**  
Nominate it for the Hawai'i Register of Historic Places.

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