

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

September 12, 2025

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Oahu-2026

Annual Renewal of Revocable Permits for Oahu. See **Exhibit 2** for list of Revocable Permits.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources (DLNR), approved by the Environmental Council on November 10, 2020, the subject action is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, "item 44 "Permits, licenses, registrations and rights of entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.." See **Exhibit 1** attached.

BACKGROUND:

At the end of each calendar year, Land Division reviews its list of current Revocable Permits (RPs) issued statewide and determines which ones to recommend to the Board of Land and Natural Resources (Board) for renewal for the upcoming year. Generally, those RPs in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

In the past, staff brought all RPs to the Board for renewal in one submittal. At its meeting on December 11, 2015, under Agenda Item D-14, as amended, the Board directed staff to submit RP renewals by county over four meetings, with an explanation of why an RP is the appropriate disposition and how the rent was set. At its meeting on June 24, 2016, under Agenda Item D-7, the Board further approved the recommendations of the DLNR Revocable Permit Task Force, as amended, requesting all divisions notate any non-compliance issues and pending litigation in the renewal submittal. In accordance with these directives, staff is submitting the RPs on Oahu, including the additional information the Board requested.

At its meeting on October 13, 2017, under agenda item D-4, as amended, the Board approved interim rents for the annual renewal of the RPs on Oahu for calendar year 2018. Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State

lands underlying RPs statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 35 of the 70 RPs on Oahu active at the time. The Portfolio Appraisal Report (PAR) was completed on January 15, 2018. The Appraiser recommended increasing rents after 2018 by 2-3% for each year, depending upon demand for the properties.

On August 23, 2024, under agenda Item D-6, as amended, the Board approved the list of RPs on Oahu to be renewed for 2025. The new delegation now will be included for all four counties going forward. The Board approval included the following delegation to the Chairperson:

“Reserve and delegate to the Chairperson the authority to correct typographical or mathematical errors in the monthly rent of no more than \$75.00 where such error is timely brought to the attention of the Chairperson by staff, and such error is clearly erroneous and inconsistent with the staff recommendation in the submittal”.

Previously there were no parameters for corrections of RP submittals at the Chair submittal level and was corrected by the new Recommendation item as to when an amended submittal needs to a full Board hearing.

The amendment also included language to the effect that any RP with a delinquency in real property taxes as evidenced by a written notice from the county tax office, shall not be renewed. Land Division is making the RP package available to the county real property tax office for comments and is requesting comments or information in that regard. Upon renewal of the RPs, if a permittee is determined to be delinquent by the respective county, staff will require the permittee to cure the delinquency or if the permittee fails to cure, bring an action before the Board to cancel the RP.

REMARKS:

The list of RPs on Oahu that staff recommends be renewed for 2026 is attached as **Exhibit 2**. Included in the exhibit are the RP number, permittee names, tax map keys, land trust status, original commencement date of the permit, character of use, land area, annual rent, method by which staff set the rent and the rationale behind the issuance of an RP. Another version of this table is attached as **Exhibit 2A**, which re-orders the RPs by type. The general location map of the RPs is attached as **Exhibit 3**¹.

Like previous years, the 2026 RP renewals are divided into four types with different rental adjustments, where applicable, as follows:

¹ Prior submittals contained an exhibit that showed the “redline” tracked changes that showed the changes in Exhibit 2 from the previous year. This information is omitted from this present submittal because the information contained is repetitive.

- Type 1: Where the RP was valued by PAR and the rent has since been brought to market rates, the 2026 rent was increased by 3% over the 2025 rent.
- Type 2: Where the RP was valued by PAR, but the rent remained below market rates, the 2026 rent was increased by 10% over the 2025 rents, with the anticipation that rents would continue to increase per annum, until market rents are achieved.
- Type 3: RPs issued to government agencies where the rent is gratis.
- Type 4: RPs in this category involved special circumstances and did not fit within Types 1-3 above. They are discussed individually in **Exhibit 2** attached.

Most RPs valued by the PAR have achieved PAR status, they went from being Type 2 (under PAR) to Type 1 (at or above PAR). Type 4 RPs that were not valued by the PAR are discussed below, including agriculture RPs set aside to the Department of Agriculture (DOA) pursuant to ACT 90, Sessions Laws of Hawaii 2003 (Act 90).

Since receipt of the PAR, staff has recommended rental adjustments for the properties that were covered by the PAR each year except 2021 when no rent increases were made due to the impacts of COVID-19. At the present time, 23 of the RPs covered by the PAR are still active and 20 of those RPs have been brought to market rates. The other 3 RPs covered by the PAR have not been brought to market rents for the following reasons:

- RP 7242 to Luluku Banana Growers Coop: This RP is for cultivation of banana. The PAR set the 2018 rent at \$28,500.00 per annum. Staff is recommending an annual rent of \$15,728.04 for 2026, which is a 10% increase over 2025 rents. Staff planned on recommending this RP be set aside to DOA. They so far rejected the parcel because it is landlocked. Also, the parcel is subject to continued UXO clean-up and inspections.
- RP 7517 to Olomana Golf Links, Inc.: This RP is located between Olomana Golf Course and Kalaniana'ole Highway. The PAR set the 2018 rent at \$23,460.00 per annum. Staff is recommending an annual rent of \$19,670.64 for 2026, which is a 10% increase over 2025 rent. As noted in **Exhibit 2**, at its meeting of May 26, 2023, under agenda Item D-6, as amended, the Board authorized staff to negotiate a development agreement for the extension of the associated golf course lease under General Lease No. S-4095 to Olomana Golf Links, Inc. This RP serves the golf course under that lease.
- RP 7883 to Roland & Daralynn Higgins: This RP is being used for residence purposes on 0.187 acre, there is no access from a public road. At its meeting on June 22, 2018, under agenda item D-7, the Board instructed staff to maintain the rent at \$3,992.88 per annum until a long-term disposition can be determined, notwithstanding the indicated annual market rent (\$18,240.00 per annum). Seven years have passed with no increases, so staff is recommending a 3% increase in 2026 over 2025. Staff is recommending 3% instead of the typical 10% for other Type 2 RPs to be consistent with other RPs and to take into

consideration the Board's comments in 2018.

Other RPs on **Exhibit 2** were not covered by the 2018 PAR are for agriculture uses. With the change in administrations in 2022, there is a continued push for the transfer of agricultural lands to DOA pursuant to Act 90. Since 2024, 3 RPs on Oahu have been transferred. Land Division plans to work with DOA to see if DOA will accept the transfer of these agricultural RPs. To the extent DOA accepts transfer of the lands, DOA will then be responsible for setting appropriate rents under its statutes and rules, which are not required to be set at market rates. Land Division does not believe it is an efficient use of Land Division staff time to prepare agricultural parcels for lease at public auction (a time-consuming process) if DOA will assume management of the RPs. As far as auctions of State lands are concerned, Land Division intends to prioritize the sale of leases for commercial purposes.

To the extent DOA is not open to the transfer of any of the RPs on **Exhibit 2**, Land Division is not inclined to procure a further portfolio appraisal review of these types of permits because the cost of the appraisal review would likely not justify any increased rent for these permits even in the long term. The 2018 PAR cost DLNR \$446,000 in Special Land and Development Fund monies and evaluated only 113 of the DLNR Land Division's approximately 300 statewide RPs. If a particular agricultural RP is not accepted for transfer by DOA but is identified as one in which multiple potential users are interested, Land Division could prepare such parcels for auction lease on a case-by-case basis. But again, Land Division's priority in the near term is on the auction of leases for the commercially zoned lands in its inventory.

2023's meeting on the renewal of Oahu RPs (August 25, 2023, under agenda Item D-6, as amended), the Board asked about the conversion of RPs to long-term dispositions. In short, the permittees for the remaining three (3) RPs for long term or transfer purposes have not shown any interest in conversion and still have not responded to letters sent by the Oahu District Land Office (ODLO) requesting permittees to contact ODLO. ODLO is prepared to come back to the Board with a recommendation for long-term dispositions but needs the permittees' cooperation to do so. Those RPs continue to be:

- RP 6331 for AOA O Kauhale Beach Cove.
- RP 7587 for Peter Kunstadter
- RP 7590 for Robert Sawinski

Since the last renewal of the RPs on Oahu on August 23, 2024, the following permits has either been cancelled or are in the process of cancellation before the end of calendar year 2025.

RP No. /Permittee	Area (acre)	TMK #	Monthly Rent	Cancelled on	Use	Remarks
7470 JSR Equipment Inc.	1.424	(1) 1-2- 021:036 Honolulu	\$4,763.37	11/30/2024	Baseyard /storage	Re-issued as RP-7974
7853 Ernest Lum	0.625	(1) 9-4- 049:062 Ewa	\$3,780.57	1/31/2025	Industrial	Voluntary termination
7899 Mary Nakoa	6.407	(1) 1-8- 6:00:200 5	\$270.21	3/3/2025	Recreational	Death of permittee
7915 Resorttrust Hawaii, LLC	1.280	(1)-3-5- 023:041.	\$750.00	12/31/2024	Landscaping, irrigation, lighting	Replaced by RP 7977
7954 Steven & Valerie MacBride	0.044	(1) 5-3- 008:012 Hauula	\$315.84	8/31/2024	Encroachment	RP area issued a shoreline easement
7956 James Michael Elhoff	.007	(1) 4-5- 047: 051A	\$827.52	5/31/2025	Encroachment	Replaced by term easement
7965 Mitchelle Kauhane, et al.	0.045	(1) 2-3- 018:045 Honolulu	\$742.00	11/15/2024	Parking	Sold as a remnant
7972 David D. Kim	0.066	(1) 3-5- 058- 011A	\$831.00	7/31/2025	Encroachment	Replaced by term easement
7973 Kim Lu, Beiting Gao	0.003	(1) 4-5- 047- 013A	\$40.00	4/30/2025	Encroachment	Replaced by term easement

PUBLIC TRUST ANALYSIS

Dispositions of ceded lands, including revocable permits must be consistent with the public trust. In order to make that determination, the Board must consider the following:

1. Presumption in favor of public use.
2. Consideration of practicable alternatives.
3. Clear articulation of the decision.

A presumption in favor of public use would appear to require that the subject lands remain vacant to provide for public use and recreation. As revocable permits are limited to month-to-month tenancies, as opposed to a long-term lease, the practicable alternative to a disposition that would favor public use would be to forego a disposition altogether, leaving the properties vacant. However, staff does not believe that would be reasonable or beneficial.

For revocable permits that provide the permittee with exclusive use of the land, including commercial, industrial, residential, eleemosynary, and telecommunication purposes, the dispositions are more appropriate than leaving the parcels vacant. Many of these permits are for parcels in developed areas and have improvements on the land. In addition to the risk of injury to the public resulting from accessing these lands for recreation, leaving them vacant would result in squatting and vandalism. Therefore, parcels are not appropriate for the public to access, use, recreate for public health and safety reasons.

For revocable permits for agriculture and pasture purposes, many of these lands are also suitable for forest reserve and other resource management and protection purposes. However, as an interim measure, a short-term tenancy provided by a revocable permit would alleviate the Department from incurring potentially significant management costs before these lands are set aside for those purposes. Many of these parcels are large, remotely located, and have access issues. When an appropriate agency, such as DOFAW, is ready to assume management of the subject lands, the revocable permit could be cancelled, and the lands transferred at that time.

Revocable permits that are non-exclusive, such as access, utility, landscaping and maintenance, and shoreline encroachment purposes, provide for public access to the area under the revocable permit, so impact to the public is limited.

Additionally, revocable permits for ceded lands also support the public trust purposes contained in Section 5(f) of the Admissions Act. Revenues from the revocable permits for ceded lands paid to the Office of Hawaiian Affairs contribute to the betterment of the conditions of native Hawaiians. The revenues also support the Department's programs to provide lands for public use which is another public trust purpose. Furthermore, shifting management responsibilities over these lands to another party through the revocable permit allows the Department to allocate its limited resources to better manage other public lands.

Support of these public trust purposes should also be considered public use in addition to public access and recreation.

The Department and the Board are responsible for managing approximately 1.3 million acres of public lands comprised of sensitive natural, cultural and recreational resources. The Department's responsibilities include managing and maintaining the State's coastal lands and waters, water resources, conservation and forestry lands, historical sites, small boat harbors, parks, and recreational facilities; performing public safety duties (e.g., flood and rockfall prevention); issuing and managing leases of public lands (agriculture, pasture, commercial, industrial, and resort leases); maintaining unencumbered public lands; and enforcing the Department's rules/regulations.

To properly perform these fiduciary duties, the Legislature and the Board determined that the Department should use a portion of the lands it manages to generate revenues to support the Department's operations and management of public lands/programs. Annual lease revenues currently support the Special Land and Development Fund (SLDF), with revenues coming primarily from leases for commercial, industrial, resort, geothermal and other renewable energy projects. The SLDF revenues collected by the Department's Land Division cover the entire annual operating budget for the Land Division, the Department's Office of Conservation and Coastal Lands, and the Dam Safety and Mineral Resources Programs of the Department. The revenues fund over 80 Department staff positions, including 5 positions within the Commission on Water Resource Management, and provide funding support to the Division of State Parks and various resource protection programs administered by the Division of Forestry and Wildlife such as the protection of threatened and endangered species, removal of invasive species, wildland firefighting and lifeguard services.

The SLDF is a critical and increasingly important funding source for various divisions within the Department to deal with emergency response to natural catastrophes such as fire, rockfall, flood or earthquake and hazard investigation and mitigation. The SLDF also is critical for staff support of various programs and funding conservation projects on all state lands. It has also become an important source of state match for federally funded endangered species and invasive species initiatives that otherwise would not go forward.

Staff is in the process of identifying residential RPs that may be appropriate to be set aside for future public housing projects. However, staff has not received any formal requests from other agencies to transfer any such parcels, and all residential RP tenants are in compliance.

The following State and City and County of Honolulu (CCOH) agencies were consulted on this action with the results indicated:

Agency	Comments:
Division of Forestry and Wildlife	No comment by suspense date.
Office of Conservation and Coastal Lands	Responded, See attached.
Division of State Parks	No comment by suspense date.
Hawaii State Historic Preservation Division	No comment by suspense date.
Engineering Division	No comment by suspense date.
Commission on Water Resource Management	No comment by suspense date.
Division of Aquatic Resources	No comment by suspense date.
Oahu District Land Office	No comment by suspense date.
Department of Hawaiian Home Lands	No comment by suspense date.
Department of Agriculture	Responded, see attached.
Office of Hawaiian Affairs	No comment by suspense date.
Honolulu Department of Planning and Permitting	Responded, see attached..
Honolulu Department of Parks and Recreation	No comment by suspense date.
Board of Water Supply	No comment by suspense date.
Real Property Assessment Division	Responded, see attached

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Based on staff's testimony and facts presented, find that approving the revocable permits under conditions and rent set forth herein will serve the best interests of the State.
3. For the reasons stated herein, find that the renewal of the subject revocable permits are consistent with the public trust.
4. Approve the continuation of the revocable permits listed in **Exhibit 2** and at the rents set forth in such exhibit on a month-to-month basis effective January 1, 2026, for another one-year period through December 31, 2026, except for permits that are in arrears of rental payment for more than 60 days and/or have been approved for forfeiture by a separate Board action. Permits in arrears of rental for 60 days or more and/or approved by the Board for forfeiture shall not be renewed, and;

5. Reserve and delegate to the Chairperson the authority to correct typographical or mathematical errors in the monthly rent of no more than \$75.00 where such error is timely brought to the attention of the Chairperson by staff, and such error is clearly erroneous and inconsistent with the staff recommendation in the submittal.

Respectfully Submitted,




Aug 12, 2025

Michael H. Ferreira SD
Land Agent V

APPROVED FOR SUBMITTAL:



Aug 17, 2025

Dawn N. S. Chang, Chairperson 

Annual Renewal of Revocable Permits
for
Honolulu County, Oahu
Submittal Plus Exhibits

EXHIBIT INDEX:

1. Chapter 343 Disclosure.
2. List of Revocable Permits.
 - 2A. Reordered RPs by "Type", 1,2,3
3. General Location Map of RPs.

END

EXHIBIT 1

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

Project Title:	Annual Renewal of Revocable Permits for Island of Oahu, County of Honolulu.
Project / Reference No.:	Not applicable
Project Location:	Various locations on the Island of Oahu.
Project Description:	Renew existing revocable permits for a term of one year from 1/1/2026 - 12/31/2026.
Chap. 343 Trigger(s):	Use of State Land.
Exemption Class No.:	In accordance with HAR § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on November 10, 2020, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." Part 1, Item 44: "Permits, licenses, registrations, and rights of entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing". The annual renewal of existing revocable permits on State lands involves the continuation of existing uses on the lands. No change in use is authorized by the renewal.
Cumulative Impact of Planned Successive Actions in Same Place Significant?	No, the requested locations have been used for same uses since the permits were granted.
Action May Have Significant Impact on Particularly Sensitive Environment?	No. There are no particularly sensitive environmental issues involved with the proposed use of the property.
Analysis:	The request pertains to renewing the revocable permits for the island of Oahu. Staff believes that the request would involve negligible or no expansion or change in use of the subject location beyond that previously existing.
Consulted Parties	Agencies listed in submittal.
Recommendation:	That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

EXHIBIT 1

EXHIBIT 2

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
3954	4	AMERICAN LEGION DEPT OF HAWAII	(1) 2-3-034:001 Honolulu	5(a)	10/11/1966	Urban	0.181	\$480.00	\$480.00		•American Legion clubhouse •Rent for 2023-2025 was \$480 per year. Staff recommends keeping 2026 rent the same. •The organization is a 501(c)(19), and is not eligible for a direct lease under HRS 171 - 43, which requires 501 (c)(l) or 501 (c)(3) status. Staff does not expect the permittee can transform its organization to a 501(c)(l) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.
5557	1	ED YAMASHIRO, INC.	(1) 1-2-021:042 Honolulu	5(b)	5/1/1978	Baseyard storage Urban	0.964	\$49,291.68	\$50,770.44	\$43,260.00	•Storage of trucks, trailers, and construction equipment •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road.
5563	3	CITY & COUNTY OF HONOLULU	(1) 9-2-049:015 Ewa	5(b)	3/4/1978	Radio comms., Conservation	0.00	\$0.00	\$0.00		•Radio comms •Permittee is a governmental entity. Legal Access to the subject site needs to be verified. •Gratis. •Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
6331	1	AOAO KAUHALE BEACH COVE	(1) 4-5-003:011 Kaneohe	5(b)	4/1/1986	Pier/Dock, Urban	0.15	\$2,843.04	\$2,928.36	\$2,318.00	•2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Despite prior failed attempts to communicate with the permittee, staff sent one last letter requesting a response. •Staff recommends renewal of the subject RP. •CDUP OA-600 on file with OCCL.
7018	4	GRANDE, THOMAS R.	(1) 4-1-010:016 Waimanalo	5(b)	8/1/1996	Landscaping, Agriculture	0.21	\$775.32	\$798.60		•2025 rent was increased by 3% over 2024. •Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to property from public road. •Selling the lease at public auction is a low priority due to low rental likely to result.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7188	1	DOONWOOD ENGINEERING, INC.	(1) 1-2-021:044 Honolulu	5(b)	11/1/1999	Base yard for storage, Urban	0.037	\$10,557.96	\$10,874.64	\$9,662.00	•Storage of Engineering Equipment •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road and lack of infrastructure.
7242	2	LULUKU BANANA GROWERS COOP	(1) 4-2-010:001 Kaneohe	Acq. after 8/59	9/1/2000	Conservation , Agriculture	190	\$14,298.24	\$15,728.04	\$28,500.00	•Cultivation of banana •2025 rent was increased 10% over 2024 notwithstanding the 2018 AMR. Staff recommends increasing 2026 rent by 10% over 2025 rent. •No current plan to change the present arrangement yet. Continue to discuss with DOFAW. •Zoned agriculture, conservation - OA:616; 1748; 2143; & 3611 on file with OCCL •In the past, DOA rejected parcel as having no access/landlocked. •This parcel is also in the process of UXO cleanup by the Army Corps of Engineers making a transfer to DOA unlikely at this time.
7367	1	AOAO OF KEMOO BY THE LAKE	(1) 7-3-012:011 Wahiawa	5(b)	4/1/2004	Residential parking, Urban	0.39	\$2,197.08	\$2,262.96	\$1,840.00	•2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Same federal covenants as reported previously about the limited use for parking. AOAO was not responsive toward obtaining a long term lease. Staff believes the costs, e.g. appraisal and consideration, involved in securing a long term lease could be the detrimental factor.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7478	4	DE MAURO, JOSEPH	(1) 9-4-010:100 Waipahu	5(b)	1/1/2010	Agriculture, Urban	0.413	\$540.24	\$556.44		•Cultivation of banana •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road. •In the past, DOA rejected parcel as too small. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7489	4	HAWAIIAN ELECTRIC CO INC	(1) 9-2-049:015 Makakilo, Ewa	5(b)	1/1/2010	Microwave comms. station	0	\$13,852.68	\$14,268.24		•Microwave comms. station •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •RP covers only a portion of the parcel. Legal access to the site is still an ongoing matter. •Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
7501	4	CANSIBOG, ROBERTA	(1) 8-7-001:033 Maili, Waianae	5(b)	1/1/2010	Urban	0.424	\$540.24	\$556.44		•Maintenance and parking of boat trailer •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Part of the parcel is prone to intermittent flooding.
7514	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:046 Kalihi Kai, Honolulu	5(b)	1/1/2010	Urban	0.047	\$1,885.20	\$1,941.72	\$1,579.00	•Unloading of laundry, storage of bins •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7517	2	OLOMANA GOLF LINKS, INC.	(1) 4-1-013:012 Waimanalo	5(b)	10/1/2010	Landscaping, Urban	4.77	\$17,882.40	\$19,670.64	\$23,460.00	<ul style="list-style-type: none"> •Golf course nursery operations •2025 rent was increased 10% over 2024 not withstanding the 2018 AMR. Staff recommends increasing rent 10% for 2026 over 2025 rent. •This parcel is located between Kalaniana'ole Hwy. & Olomana Golf Course. •Olomana Golf Links Inc. requested a second extension of GL No. S-4095 for 40 years commencing 5/4/2032 and expiring 5/3/2072. Board approved negotiation of development agreement on 5/26/2023 Item D-6 as amended. This RP serves the lease for the underlying golf course •A new law passed in 2024 allows DLNR to negotiate leases for certain lands with an area of less than 5 acres. This RP may qualify.
7520	4	MIZUTA, ROBIN T.	(1) 4-1-010:049 Waimanalo	5(b)	2/1/2010	Agriculture, Access	0.2	\$540.24	\$556.44		<ul style="list-style-type: none"> •Landscaping and access to private property •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.
7561	1	HONOLULU POLO CLUB, INC.	(1) 4-1-009:262 Waimanalo, Koolaupoko	5(b)	11/1/2010	Urban	34.5	\$9,163.92	\$9,438.84	\$7,675.00	<ul style="list-style-type: none"> •Polo field and youth athletic programs •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff noted that the permittee may not be the typical non-profit entity that qualified for a direct lease under Section 171-43.1, HRS. Meanwhile, the parcel is in the flood zone. Any future use of this parcel beyond the existing use needs to be planned.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7566	4	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	(1) 2-6-008:029 Waikiki, Honolulu	5(a)	3/4/2010	Pier/Dock, Submerged	0.09	\$556,393.56	\$573,085.32		<ul style="list-style-type: none"> •2025 rent was increased 3% over 2024. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater. Staff recommends increasing 2026 rent 3% over 2025 rent. •At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements. •Zoned conservation - pier built in 1958, which is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to HRS Section 183C-5
7570	4	HAWAII MOTORSPORTS ASSN INC	(1) 5-8-002:002 Kahuku	5(b)	3/29/2010	Recreation Agriculture	449.72	\$1,902.00	\$1,959.12		<ul style="list-style-type: none"> •Motorcycle and trail bike riding •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent.
7579	4	AUWAIOLIMU CONGREGATIONAL CHURCH	(1) 2-2-14:017,026 Punchbowl, Honolulu	5(b)	6/1/2010	Church, Urban	0.199	\$642.60	\$661.92		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.
7587	4	KUNSTADTER, PETER	(1) 3-6-001:025-A Wailupe Peninsula, Maunaloa Bay, Seaward	5(b)	5/1/2010	Pier/Dock, Urban	0.006	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff has written to permittee about converting to a term easement, but has not received a response. • Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. • Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7590	4	SAWINSKI, ROBERT G & RAY-JEN	(1) 4-6-022:026-A Kaneohe Bay Koolaupoko	5(b)	7/1/2010	Pier/Dock, Urban	0.004	\$540.24	\$556.44		•2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff discussed conversion with the permittee. Permittee was not interested. • Staff suggests keeping the present status of this RP.
7600	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095 Waimanalo	5(b)	4/1/2010	Agriculture	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires • 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. • The easement is pending map from DAGS Survey.
7601	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-8-001:054 Kahuku	5(b)	4/1/2010	Agriculture	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.
7602	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000, (1) 4-1-025:000 Waimanalo	5(b)	4/1/2010	Agriculture	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7604	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000 Waimanalo	5(b)	4/1/2010	Agriculture	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting of 11/8/19 , under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.
7605	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-013:022 Waimanalo, Koolaupoko	5(b)	5/1/2010	Urban	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting of 5/24/19, under agenda item D-7, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey Division to provide the easement map.
7606	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095 Mooiki, Waimanalo	5(b)	4/1/2010	Agriculture	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7607	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-9-006:006, 026 Pupukea, Koolauloa	5(b)	6/1/2010	Conservation	0	\$540.24	\$556.44		•Maintenance of electrical equipment, utility poles, and wires •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending HECO to provide the map and legal description of the easement area. •Zoned agriculture, conservation - OA-2807 on file with OCCL
7688	4	ROSLINDALE, INC.	(1) 7-3-012:011 Wahiawa	5(b)	6/1/2011	Parking, Urban	0.117	\$659.40	\$679.20		•Parking for Commercial Building •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.
7714	1	FUKUSHIMA, RALPH	(1) 4-1-013:011 Waimanalo, Koolaupoko	5(b)	7/1/2011	Pasture, Urban	56.35	\$8,072.04	\$8,314.20	\$6,760.00	•Pasture •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. •However DOFAW has requested this RP remain with DLNR. •Zoned agriculture, conservation, urban - OA 1871 on file with OCCL.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7717	4	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	(1) 6-8-002:017 Mokuleia, Waialua	Acq. after 8/59	8/1/2011	Pasture, Agriculture	32.05	\$540.24	\$556.44		•2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Parcel is landlocked. DOFAW is interested in having the property set aside to it. •In the past, DOA rejected parcel as having no access/land locked.
7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	(1) 1-2-021:040 Kalihi Kai, Honolulu	5(b)	8/1/2011	Base yard, storage, Urban	1.102	\$54,021.96	\$55,642.56	\$45,243.00	•Base yard, including sales and rental of construction equipment •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road.
7748	1	ROBERT'S CENTRAL LAUPAHOEHOE INC.	(1) 1-2-021:041 Kalihi Kai, Honolulu	5(b)	9/1/2011	Parking , Urban	1.745	\$76,600.20	\$78,898.20	\$70,110.00	•Parking of buses •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road.
7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	(1) 1-2-021:045 Kalihi Kai Honolulu	5(b)	8/1/2013	Baseyard storage, Urban	0.97	\$34,937.88	\$35,985.96	\$29,200.00	•Storage of finished precast concrete products •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
7835	1	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	(1) 1-2-021:037 Kalihi Kai, Honolulu	5(b)	8/1/2013	Parking, Baseyard storage, urban	0.674	\$21,560.28	\$22,207.08	\$18,056.00	•Storage, parking, roadway and office •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road, parking use.
7851	1	HINES, JACOB KALEO	(1) 4-1-018:050 Waimanalo, Koolaupoko	5(b)	2/1/2015	Residential, Agriculture	0.8	\$10,413.72	\$10,726.08	\$10,303.00	•2025 rent was increased 10% over 2024 notwithstanding the 2018 AMR. Staff recommends increasing rent 3% for 2026 over 2025 rent to bring to 2018 PAR level. •Substandard lot size.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7856	1	KAI CONSTRUCTION HAWAII, INC.	(1) 9-4-049:062 Waipahu	5(a)	3/1/2017	Baseyard storage, Urban	0.031	\$21,044.64	\$21,675.96	\$19,116.00	•Office and storage for general contractor •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •AG was requested to finalize the auction lease document. •At its meeting of 8/24/18, under item D-16 the Board approved an auction for the sale of a master lease.
7857	1	WISNIEWSKI, JOHN	(1) 9-4-049:062 Waipahu	5(a)	3/1/2017	Urban	0.032	\$22,816.32	\$23,500.80	\$20,790.00	•Auto glass replacement business •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •AG was requested to finalize the auction lease document. •At its meeting of 8/24/18, under item D-16 the Board approved an auction for the sale of a master lease.
7858	1	TACHIBANA PAINTING LLC	(1) 9-4-049:062 Waipahu	5(a)	3/1/2017	Urban	0.31	\$22,825.32	\$23,510.04	\$19,116.00	•Office and storage for painting contractor •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •AG was requested to finalize the auction lease document. •At its meeting of 8/24/18, under item D-16 the Board approved an auction for the sale of a master lease.
7859	1	WISNIEWSKI, JOHN	(1) 9-4-049:062 Waipahu	5(a)	11//2017	Urban	0.0167	\$13,163.04	\$13,557.96	\$11,269.00	•Auto glass replacement business •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •AG was requested to finalize the auction lease document. •At its meeting of 8/24/18, under item D-16 the Board approved an auction for the sale of a master lease.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7860	1	ALFONSO, VIDAL	(1) 9-4-049:062 Waipahu	5(a)	3/1/2017	Urban	0.031	\$22,474.80	\$23,149.08	\$20,412.00	•Auto body shop •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •AG was requested to finalize the auction lease document. •At its meeting of 8/24/18, under item D-16 the Board approved an auction for the sale of a master lease.
7883	2	HIGGINS, ROLAND AND DARALYNN	(1) 3-8-004:080, 056 Kuliouou	5(b)	9/1/2018	Conservation, Urban	0.1867	\$3,992.88	\$4,112.64	\$18,240.00	•Residence purposes •Rent has remained unchanged since Board action at its meeting on June 22, 2018, item D-7. Board commented that rent remained unchanged until a long term disposition can be decided. 7 years have passed with no increases so a 3% increase in 2026 over 2025 is appropriate notwithstanding the indicated annual market rent. •No access from public road except by easement
7893	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:045 Kalihi Kai, Honolulu	5(b)	11/1/2016	Parking, Urban	3.53	\$41,519.88	\$42,765.48	\$34,772.00	•Employee parking •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
7896	4	PU'A FOUNDATION AND HUI MAHI'AI	(1) 4-1-008:por 072, 075 Waimanalo Koolaupoko	5(b)	11/1/2016	Agriculture	7.613	\$580.80	\$598.20		•Community farming •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.
7898	1	AOAO 1942-1946 PAUOA ROAD, INC.	(1) 2-2-010:021 Nuuanu, Honolulu	5(b)	1/1/2017	Urban	0.053	\$2,184.60	\$2,250.12	\$1,830.00	•Residential parking •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7907	1	SUGARLAND FARMS, INC.	(1) 9-1-016:008, (1) 9-1-018:008,014 Honouliuli, Ewa Beach	Acq. after 8/59	2/1/2018	Agriculture, Urban	131.73	\$34,521.84	\$35,557.44	\$32,934.00	<ul style="list-style-type: none"> •Horse paddock •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'ili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.
7910	4	TEXIERA, RICHARD R. & KATHLEEN V.	(1) 4-1-013:022 Waimanalo Koolaupoko	5(b)	3/27/2018	Urban	6.86	\$2,297.16	\$2,366.04		<ul style="list-style-type: none"> •Pasture and stabling of horses •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Potential for future development makes property unsuitable for long term agricultural lease.
7928	4	LIMA, CATHERINE C. & LIMA, GINGER K. LIMA-NAKI	(1)8-5-004:034, 043, 044 Lehanonui, Waianae	5(b)	3/1/2021	Pasture, Agriculture	1.247	\$540.24	\$556.44		<ul style="list-style-type: none"> •Pasture, Stabling of horses, grazing •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. Pending the DAGS Survey Division to provide the set aside map. •DOA has identified RP for transfer to it. •While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction.
7939	4	YAMAS AUTOMOTIVE REPAIR LLC	(1) 9-4-049:062 Waipahu	5(b)	11/1/2021	Urban	0.28	\$17,121.00	\$17,634.60		<ul style="list-style-type: none"> •Auto repair shop •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Lot is irregularly shaped, landlocked •No access to parcel from public road. •In the past, DOA rejected parcel as too small.
7944	4	SANDALWOOD MOUNTAIN PROPERTIES	(1)2-2-010:021 Nuuuanu, Honolulu	5(b)	3/1/2022	Urban	0.083	\$2,687.52	\$2,768.16		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent.

REVOCABLE PERMIT MASTER LIST For Oahu 2025 for 2026

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RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7974	4	JSR EQUIPMENT, INC.	(1) 1-2-021: 035, 036, por. Kalihi Kai, Honolulu	5(b)	11/14/2024	Urban	1.54	\$63,652.68	\$65,562.24		•Baseyard, office, storage. Parking •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent.
7977	4	RESORTTRUST HAWAII, LLC.	(1) 3-5-023--041 Waialae, Honolulu	5(b)	12/30/2024	Urban	1.28	\$9,000.00	\$9,270.00		•Landscaping, irrigation lighting. •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent.
7978	4	WORLD OF FUN, LLC	(1) 4-5-057:099A (SEAWARD) Kaneohe, Koolaupoko	5(b)	1/27/2025	Concrete pad and seawall.	0.0018	\$744.00	\$766.32		•New RP in 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Long term non-exclusive easement.
7981	4	REDUCE REUSE RECYCLERS SERVICES HAWAII LLC	(1) 2-7-036:079 (POR) Waikiki, Honolulu	5(b)	4/17/2025	Urban	0.014	\$20,064.00	\$20,665.92		•Recycling HI-5 Center •New RP in 2024 •Staff recommends increasing rent 3% for 2026 over 2025 rent. •Long term non-exclusive easement.

EXHIBIT 2A

Revocable Permit By Type For Oahu 2025 for 2026

See Exhibit 2 comments for status

RP No.	Type	Permittee Name	Permit From	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	% 2025-2026	% Over or Under Par
The following Type 1 RPs are at or above the set forth in the 2018 PAR valuation								
5557	1	ED YAMASHIRO, INC.	5/1/1978	\$49,291.68	\$50,770.44	\$43,260.00	3%	17%
6331	1	AOAO KAUHALE BEACH COVE	4/1/1986	\$2,843.04	\$2,928.36	\$2,318.00	3%	26%
7188	1	DOONWOOD ENGINEERING, INC.	11/1/1999	\$10,557.96	\$10,874.64	\$9,662.00	3%	13%
7367	1	AOAO OF KEMOO BY THE LAKE	4/1/2004	\$2,197.08	\$2,262.96	\$1,840.00	3%	23%
7514	1	UNITED LAUNDRY SERVICES, INC.	1/1/2010	\$1,885.20	\$1,941.72	\$1,579.00	3%	23%
7561	1	HONOLULU POLO CLUB, INC.	11/1/2010	\$9,163.92	\$9,438.84	\$7,675.00	3%	23%
7714	1	FUKUSHIMA, RALPH	7/1/2011	\$8,072.04	\$8,314.20	\$6,760.00	3%	23%
7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	8/1/2011	\$54,021.96	\$55,642.56	\$45,243.00	3%	23%
7748	1	ROBERT'S CENTRAL LAUPAHOEHOE INC.	9/1/2011	\$76,600.20	\$78,898.20	\$70,110.00	3%	13%
7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	8/1/2013	\$34,937.88	\$35,985.96	\$29,200.00	3%	23%
7835	1	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	8/1/2013	\$21,560.28	\$22,207.08	\$18,056.00	3%	23%
7851	1	HINES, JACOB KALEO	2/1/2015	\$10,413.72	\$10,726.08	\$10,303.00	3%	4%
7856	1	KAI CONSTRUCTION HAWAII, INC.	3/1/2017	\$21,044.64	\$21,675.96	\$19,116.00	3%	13%
7857	1	WISNIEWSKI, JOHN	3/1/2017	\$22,816.32	\$23,500.80	\$20,790.00	3%	13%
7858	1	TACHIBANA PAINTING LLC	3/1/2017	\$22,825.32	\$23,510.04	\$19,116.00	3%	23%
7859	1	WISNIEWSKI, JOHN	11//2017	\$13,163.04	\$13,557.96	\$11,269.00	3%	20%
7860	1	ALFONSO, VIDAL	3/1/2017	\$22,474.80	\$23,149.08	\$20,412.00	3%	13%
7893	1	UNITED LAUNDRY SERVICES, INC.	11/1/2016	\$41,519.88	\$42,765.48	\$34,772.00	3%	23%
7898	1	AOAO 1942-1946 PAUOA ROAD, INC.	1/1/2017	\$2,184.60	\$2,250.12	\$1,830.00	3%	23%
7907	1	SUGARLAND FARMS, INC.	2/1/2018	\$34,521.84	\$35,557.44	\$32,934.00	3%	8%
The following Type 2 RPs are not yet at market rents as set forth in the 2018 PAR valuation.								
7242	2	LULUKU BANANA GROWERS COOP	9/1/2000	\$14,298.24	\$15,728.04	\$28,500.00	10%	-45%
7517	2	OLOMANA GOLF LINKS, INC.	10/1/2010	\$17,882.40	\$19,670.64	\$23,460.00	10%	-16%
7883	2	HIGGINS, ROLAND AND DARALYNN	9/1/2018	\$3,992.88	\$4,112.64	\$18,240.00	3%	-77%
The following Type 3 RPs are gratis to Government agencies.								
5563	3	CITY & COUNTY OF HONOLULU	3/4//1978	\$0.00	\$0.00			
All other RPs are Type 4, have no PAR valuation, are listed on Exhibit 2, and are being increased 3% per year.								

EXHIBIT 3

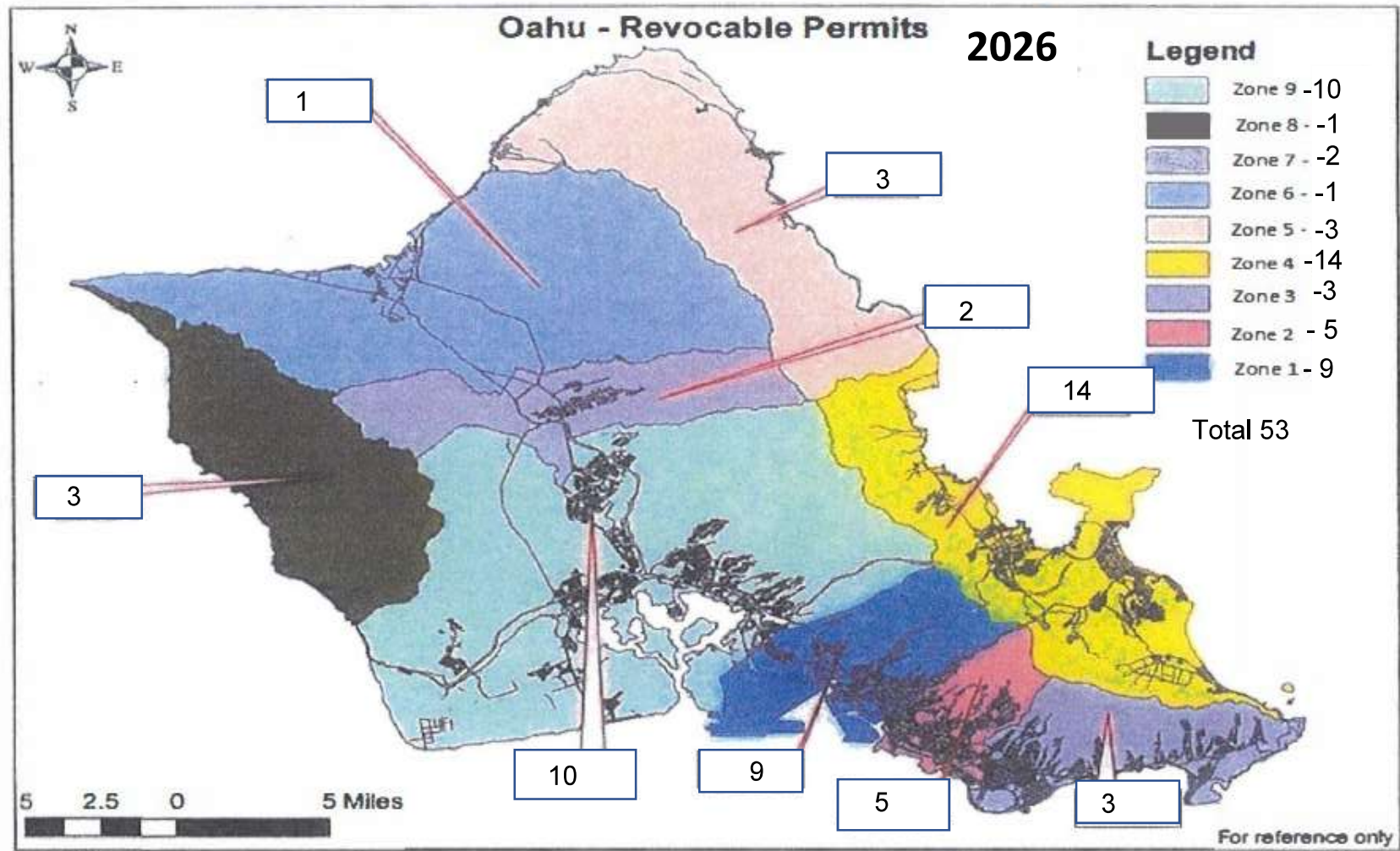


EXHIBIT 3

COMMENTS

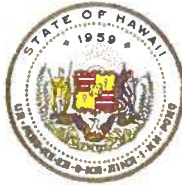
JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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LAND DIVISION

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DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS

2025 JUN 17 A 8:54

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

June 10th, 2025

MEMORANDUM

Annual RP Renewal-
Oahu 2025 for 2026

TO:

State Agencies:

- ☒ DLNR-Forestry & Wildlife
- ☒ DLNR-State Parks
- ☒ DLNR-Engineering
- ☒ DLNR-Historic Preservation
- ☒ DLNR-Conservation and Coastal Lands
- ☒ DLNR-Commission on Water Resource Management
- ☒ DLNR-Aquatics
- ☒ DLNR-Oahu District Land Office
- ☒ Department of Hawaiian Home Lands
- ☒ Office of Hawaiian Affairs
- ☒ Department of Agriculture

Honolulu County Agencies:

- ☒ Planning Department
- ☒ Department of Parks & Recreation
- ☒ Board of Water Supply
- ☒ County Tax Assessor

FROM: Michael Ferreira, Land Agent

SUBJECT: Request for Comments: 2025 for 2026 Annual Renewal of Revocable Permits
for the County of Honolulu, Oahu.

LOCATION: Honolulu County, Tax Map Key: Various parcels of State Land.

APPLICANT: Department of Land and Natural Resources, Land Division.

Transmitted for your review and comment is a draft Board submittal of the above referenced request involving State lands. We would appreciate your comments on this application. Please highlight your agency above and submit any comments by Thursday, July 1ST., 2025. If no response is received by this date, we will assume that you have no comments. If you need more time and would like to submit comments after that date but before the Board's tentative hearing date of Friday, August 22nd. 2025, you may do so directly to the DLNR website at BLNR.testimony@hawaii.gov, but will be marked late and separate from the submittal.

REVOCABLE PERMITS O'AHU 2025 FOR 2026

RP	TMK	Location	OCCL Comments
5563	(1) 9-2-049:015	Honouliuli Forest Reserve	Parcel formerly noted as TMK; (1) 9-2-005:014 ; CDUP OA-2628 for Public Safety Telcom System. SPA OA 03-29 was withdrawn
6331	(1) 4-5-003:011 makai	Kāne'ohe	Parcel is submerged, CDUP OA-600 issued to TMK: (1) 4-5-032:002 for Pier and Boat Ramp
7489	(1) 9-2-049:015	Honouliuli Forest Reserve	RP to HECO, VERY visible cut in ridge for electrical line corridor, is corridor included with RP? Parcel formerly noted as TMK (1) 9-2-005:014
			CDUP OA-2628 for Public Safety Telcom System. SPA OA 03-29 was withdrawn
7587	(1) 3-6-001:025 makai	Wailupe	CDUP OA-1206 for a Pier
7590	(1) 4-6-022:026 makai	Kāne'ohe	CDUP OA-901 for ATF Pier
7607	(1) 5-9-006:026	Pupukea	CDUP OA-3402 HECO Met Towers
7714	(1) 4-1-013:011	Waimanalo	**SITE INSPECTION REPORT REQUESTED**
			See e-mail dated 7/1/2025 6:11 pm
7956	(1) 4-5-047:051 makai	Kāne'ohe	See Correspondence OA 22-2, 03/03/2022
7972	(1) 3-5-058:011 makai	Wai'alae-Iki	See Correspondence, OA 22-1, 12/05/2022
7973	(1) 4-5-047:013 makai	Kāne'ohe	see Correspondence, OA 23-7, 02/27/2023
7977	(1) 3-5-023:041	Kahala	Area contains a portion of the Beach Transit Corridor

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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To provide testimony via Zoom, send your request via email to BLNR.testimony@hawaii.gov also and be sure to list your name and the agenda item "Annual Renewal of Revocable Permits for Honolulu County". If you have any questions about this request, please contact me at my office at email Michael.H.Ferreira@hawaii.gov, or 808-587-0421 Thank you.

Enclosure


- ☒ We have no objections.
- ☒ We have no comments.
- ☐ Comments are attached.

Signed: _____

M. Synedri
Land Use Permits Division
Dept. of Planning and Permitting

KA

Kubo, Aron <akubo1@honolulu.gov>

[Reply](#) [Reply all](#) [Forward](#) 

To: Ferreira, Michael H

Cc: Palenske, Bruce <bpalenske@honolulu.gov>; Johnson, Sonya <sjohnson2@honolulu.gov>; Peterson, Matthew <mpeterson1@honolulu.gov>; Yamada, Craig S. <cyamada2@honolulu.gov>; Cuizon, Morgan L <mcuizon@honolulu.gov>; **+ 1 other**

Aloha,

RPAD has no comments for the referenced documents.

Mahalo,



Aron Kubo

Real Property Appraisal Officer

Phone 808-768-7904

Email akubo1@honolulu.gov

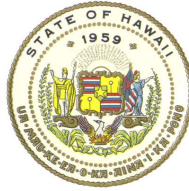
842 Bethel St. 2nd Fl.
Honolulu, HI 96813

<https://realproperty.honolulu.gov/>

"The Real Property Assessment Division (RPAD) provides general information regarding real property tax assessments. RPAD does not give legal or other professional advice, and persons with specific inquiries regarding ownership, real property tax law and the appraisal process are urged to consult with an attorney or appropriate professional. Mahalo."

JOSH GREEN, M.D.
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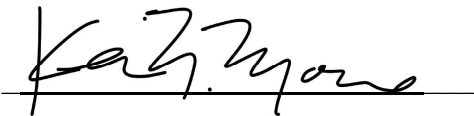
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Enclosure

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are ~~attached~~ included on this page.

Signed: 

For RP7910 to Richard and Kathleen Texiera, the Hawaii Department of Agriculture (HDOA) has rejected this parcel for transfer to HDOA.

END