



# DISCLOSURE REQUIREMENT

## For Residential Real Estate in the Sea Level Rise Exposure Area

The State of Hawai'i recently enacted a new update to the Mandatory Seller Disclosures in Real Estate Transactions Law in 2021, codified within Hawai'i Revised Statutes §508D-15, requiring that real estate transactions within the State of Hawai'i must disclose any risk of sea level rise to the property.

Risks to oceanfront properties from shoreline erosion and coastal flooding are increasing with sea level rise as documented in scientific and government studies around Hawai'i.



## How do I know if my property is at risk?

State of Hawai'i Sea Level Rise Viewer is available at:  
<https://www.hawaiisealevelriseviewer.org>

From this tool you can identify property risk for 3.2 foot increase in sea level following state and county guidance.

## The Sea Level Rise Exposure Area (SLR-XA) is a combined area of risk for:



### Passive Flooding

Low-lying coastal plains are especially vulnerable to multiple passive flood sources including but not limited to rising groundwater, backflow through stormwater drainage, and direct overland marine flooding. Groundwater inundation in particular is difficult to manage because it completely saturates the ground and can evade seawalls or bulkheads.



### Coastal Erosion

Chronic coastal erosion is a widespread problem in the Hawaiian Islands. Chronic long term erosion leads to permanent shoreline recession and land-loss.

### Annual High Wave Flooding

All sides of the Hawaiian Islands are exposed to open-ocean swell. Damage from high wave flooding can be exacerbated over time by continuous exposure to the elements with increased sea level rise, high-velocity impacts from waves, and increased storms, which may result in total failure of structures on the shoreline.





# ABOUT SEA LEVEL RISE VIEWER TOOL

## Assessing Properties Impacted by 3.2 Feet Sea Level Rise

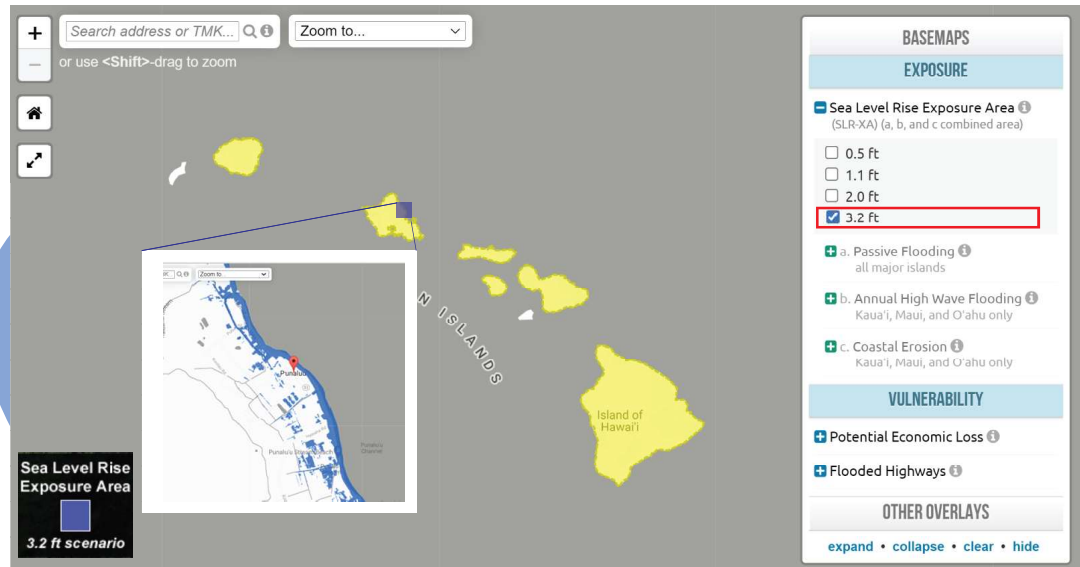


Photo: Screenshot of Sea Level Rise Viewer

To identify a property's location relative to a sea level rise exposure area, visit the Hawai'i Sea Level Rise Viewer and enter the street address or Tax Map Key (TMK) number for the property of interest into the upper left box. Note that when using TMKs as an identifier, it must be entered as a nine-digit number excluding any dashes or punctuations. For example, TMK (1) 3-5-004:001 would be entered as 135004001.

Click the box for 3.2 ft under Sea Level Rise Exposure Area on the right side to view the combined footprint of the three risks identified (passive flooding, annual high wave flooding, and coastal erosion).

## What exactly do I need to disclose?

Hawai'i Revised Statutes §508D-15 requires a mandatory disclosure for properties within State of Hawai'i's Sea Level Rise Exposure Area, which is up to the and includes the 3.2-foot scenario.

**Additional Resources at:**  
<https://climate.hawaii.gov/hi-facts/sea-level-rise/>

Previous Page Photos:

Photo: High-tide flooding in Honokōwai area of West Maui. Photo by Don McLeish

Photo: Severe beach erosion on Oahu. Coastal residents here are at risk from tidal flooding and storm surge. Photo by Dr. Shellie Habel, OCCL

Photo: Water bubbles up from a storm drain in Mapunapuna, an area of Honolulu that frequently floods during the highest tides of the year. Photo by Sea Grant King Tides Project, 2017.

