

LAND COURT VS. REGULAR SYSTEM

Land Court System (Torrens System)

- Documents affecting registered property are filed in this system
- Fee ownership of registered property is guaranteed by the State of Hawaii
- Certificate of Titles are issued to fee owners of registered property
- Document numbers run in sequence from 1903 to December 14, 2011
- Current document numbers are identified by “T”- seven digit number (T-8018001) with the first four digits changing daily and starting with 001
- Documents must contain full names of individual owners (no initials)
- Changes in marital status, name or death of the owner must be filed in the Land Court Judiciary by Petition

Regular System (Abstract System)

- Documents affecting unregistered property (properties not in the Land Court System) are filed in this system
- Recordation of documents provide “notice” of the existence of the document
- Document number reference
 - Liber and Page (Book and Page) through 1989
 - Year and six digit document number from 1990 to December 14, 2011
 - (90-000001 or 2000-000001)
 - Current document numbers are identified by “A” – eight digit number
 - (A-43660001) with the first four digits changing daily and starting with 001

LAND COURT

A Court established in 1903 to administer the Torrens System land administration. This court oversees the land registration procedure and enters the decree of registration providing no party disputes the applicant’s title. The decree of registration insures the owner a quiet title to the property. The presiding Judge of the Land Court is designated by the Chief Justice of the Hawaii Supreme Court and selected from among the judges of the First Circuit Court.

LAND COURT CONSOLIDATION

The consolidation of two or more contiguous or adjacent lots covered by two or more Land Court Applications are combined by filing a petition is called a Land Court Consolidation.

LAND COURT DOCUMENT

Documents affecting the land after the Decree is issued and filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii. Such document must be filed in the Land Court System in order to affect any change in ownership or to encumber the property.

LAND COURT DEREGISTRATION

Effective July 1, 2011, Act 120, 2009 Session Laws of Hawaii allows owners of land registered in Land Court to request deregistration from Land Court and mandates that all timeshare interests registered in Land Court be deregistered from Land Court. Deregistration of land registered in Land Court is a voluntary action by the owners.

Information on Land Court vs. Regular System can be found by visiting: <http://dlnr.hawaii.gov/faqs/>

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TITLE GUARANTY
HAWAII