

March 3, 2026, RPTR Committee meeting

RPTR-7

SPECIAL COMMITTEE ON REAL PROPERTY TAX REFORM
Amendment Summary Form

Legislation: Bill 142 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX."

Proposer: Councilmember Tamara Paltin. *Tamara A.M. Paltin*

Description: Amends the bill as follows:

- 1) In the title, deletes "AND LONG-TERM RENTAL EXEMPTION" to now read as, "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION FROM REAL PROPERTY TAX".
- 2) In SECTION 1's first sentence, adds "qualified" before "taxpayers" and deletes the text "and the Long-Term Rental Exemption".
- 3) Deletes SECTION 1's entire second paragraph ("This Ordinance is also to expand the qualifications . . .").
- 4) In SECTION 2, instead of amending Subsection B, now amends Subsection A, 3.48.410(A) by:
 - Deleting "3.48.450 through" in the first sentence; and
 - adding the following language after the first sentence:

"The exemption from taxation granted in sections 3.48.450 through 3.48.460 must be allowed if the claimant has filed a claim for the home exemption on or before December 31 for the first half payment or June 30 for the second half payment in a form prescribed by the department."

5) In SECTION 3, instead of amending Subsection C, now amends Subsection B, 3.48.450(B), and amending (B)(3) by:

- deleting “on or before December 31 immediately preceding the year for which the exemption is claimed.”; and
- replacing it with the phrase “by the respective date set forth in subsection 3.48.410(A).”

Motion: Move to substitute Bill 142 (2025) with the attached proposed CD1 version.

Attachment: Proposed CD1 version of Bill 142 (2025), that was approved and signed as to form and legality by Corporation Counsel, incorporating the proposed amendments.

paf:pah:25-275k

ORDINANCE NO. _____

BILL NO. **142, CD1** (2025)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION FROM REAL PROPERTY TAX

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. This Ordinance is intended to help qualified taxpayers manage their Real Property Tax liability by adjusting the filing deadlines for the Home Exemption. Claimants who file their applications by either December 31, or June 30, will receive their entitled exemption on their next tax payment, providing a clear and predictable process for receiving a tax reduction.

SECTION 2. Section 3.48.410, Maui County Code, is amended by amending Subsection A to read as follows:

“A. None of the exemptions from taxation granted in sections [3.48.450 through] 3.48.466, 3.48.475 through 3.48.500, 3.48.552, 3.48.554, 3.48.557, and 3.48.558 will be allowed unless the claimant has filed with the department of finance, on or before December 31 preceding the tax year for which the exemption is claimed, a claim for exemption in a form prescribed by the department. The exemption from taxation granted in sections 3.48.450 through 3.48.460 must be allowed from the next tax payment date, if the claimant has filed a claim for the home exemption on or before December 31 for the first-half payment, or June 30 for the second-half payment in a form prescribed by the department. The exemption from taxation granted in section 3.48.556 must not be allowed unless the claimant has filed with the department of finance, on or before June 30 of the tax year for which the exemption is claimed, a claim for exemption in a form prescribed by the department.”

SECTION 3. Section 3.48.450, Maui County Code, is amended by amending Subsection B to read as follows:

“B. The provisions of subsection A will apply, subject to the following conditions:

1. That no such exemption will be allowed to any corporation, copartnership, or company.

2. That the exemption will not be allowed on more than one home for any one taxpayer.

3. That where the taxpayer has acquired a home by a deed made on or after July 1, 1951, the deed must have been recorded [on or before December 31 immediately preceding the year for which the exemption is claimed.] by the respective date in subsection 3.48.410(A).

4. That married persons will not be permitted an exemption of separate homes, unless they are living separate and apart, and provide a copy of a decree of separation from the appropriate court having jurisdiction that is in effect prior to the effective date of the exemption; and each file a separate income tax return as a resident of the State of Hawai‘i with a reported address in the County the year prior to the effective date of the exemption; in which case they will be entitled to one exemption, to be apportioned equally between each of their respective homes.

5. That a person living on premises, a portion of which is used for commercial purposes, will not be entitled to an exemption for that portion, but will be entitled to an exemption for the portion used exclusively as a home.

6. That no such exemption will be allowed for any real property that is classified as “commercialized residential” or “short-term rental.””

SECTION 4. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 5. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



Kristie Wigglesworth
Deputy Corporation Counsel
Department of the Corporation Counsel
County of Maui
LF 2026-0233
2026-02-20 Bill 142 CD1 (2025) Ord Amd Ch 3.48 MCC

INTRODUCED BY:

Tamara A. M. Paltin

TAMARA PALTIN