

**Notice values 2/26/2019, Mayor's Rates in Budget 3/25/2019**

Real Property Assessment Division

		PRIOR YEAR REVENUE BASED ON FY		2019				
		VALUES BASED ON ASSESSMENT YEAR		2019				
		PROJECTED REVENUE IS FOR FY		2020				
FY	2020	2019	2020	2020	2020	2020	2019	2020
AY	2019	2018	2019	2019	2019	2019	2018	2019
	A		B	(A/1,000)*B				
<u>LAND CLASS</u>	<u>CURRENT VALUE FOR REVENUE PROJECTION</u>	<u>PRIOR YEAR APPROVED REVENUE</u>	<u>TAX RATE</u>	<u>ESTIMATED CURRENT YEAR REVENUE PROJECTION</u>	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>	<u>PREV FY TAX RATE</u>	<u>Rate Change</u>
Timeshare	2,429,761,400	34,559,755	\$13.93	33,846,576	(713,179)	-2.1%	\$15.41	-9.6%
Residential	8,085,215,910	42,623,671	\$5.52	44,630,392	2,006,721	4.7%	\$5.52	0.0%
Commercial Res.	206,437,150	896,496	\$4.55	939,289	42,793	4.8%	\$4.55	0.0%
Apartment	6,528,997,215	41,295,428	\$6.31	41,197,972	(97,456)	-0.2%	\$6.31	0.0%
Commercial	2,778,767,590	21,108,001	\$7.39	20,535,092	(572,909)	-2.7%	\$7.25	1.9%
Industrial	2,067,705,105	15,889,830	\$7.48	15,466,434	(423,396)	-2.7%	\$7.45	0.4%
Agricultural	4,341,462,625	25,981,969	\$6.00	26,048,776	66,807	0.3%	\$6.00	0.0%
Conservation	461,550,800	2,786,559	\$6.35	2,930,848	144,289	5.2%	\$6.35	0.0%
Hotel/Resort	2,640,307,800	21,638,285	\$9.60	25,346,955	3,708,670	17.1%	\$9.37	2.5%
Short Term Rental	9,435,268,800	79,484,204	\$9.55	90,106,817	10,622,613	13.4%	\$9.28	2.9%
Homeowner	11,853,000,400	32,646,360	\$2.85	33,781,051	1,134,691	3.5%	\$2.85	0.0%
	50,828,474,795	318,910,558		\$ 334,830,203	15,919,645	5.0%		
		Less Circuit Breaker Credits (-)		(430,000)				
		Net Revenue estimate		\$ 334,400,203	\$318,488,705		FY 19 Actual	
		Plus Minimum Tax @ \$400 (+)		2,792,397				
				\$ 337,192,600	\$321,485,724		FY 19 Actual	
		CHANGE		\$ 15,706,876	4.89%		increase over FY19	

RECEIVED AT **EDB** MEETING ON **4/3/19**  
*(Scott Junga)*

MAUI COUNTY REAL PROPERTY TAX DATA

ASSESSMENT YEAR	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
FISCAL YEAR	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
1 RESIDENTIAL	\$7.50	\$7.50	\$4.40	\$4.40	\$4.75	\$4.75	\$4.75	\$4.75	\$4.50	\$4.50	\$3.50	\$3.50	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$5.04
2 APARTMENT	\$7.50	\$7.50	\$4.50	\$4.50	\$7.00	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$5.04
3 COMMERCIAL	\$7.50	\$7.50	\$4.50	\$4.50	\$6.00	\$6.00	\$6.00	\$6.00	\$7.00	\$7.00	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.89
4 INDUSTRIAL	\$7.50	\$7.50	\$4.50	\$4.50	\$6.00	\$6.00	\$6.00	\$6.00	\$7.00	\$7.00	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$6.89
5 AGRICULTURAL	\$7.50	\$7.50	\$4.50	\$4.50	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$5.04
6 CONSERVATION	\$7.50	\$7.50	\$4.50	\$4.50	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$5.04
7 HOTEL/RESORT	\$7.50	\$7.50	\$4.50	\$4.50	\$7.00	\$7.00	\$7.00	\$7.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.48
8 UNIMPROVED RESIDENTIAL	\$7.50	\$7.50	\$4.50	\$4.50	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$4.75	\$5.04
9 HOMEOWNER													\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.71

ASSESSMENT YEAR	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*	
FISCAL YEAR	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
1 RESIDENTIAL	\$5.04	\$4.93	\$4.93	\$5.86	\$5.86	\$5.86	\$5.00	\$4.85	\$4.85	\$4.85	\$5.00	\$5.55	\$5.75	\$5.75	\$5.57	\$5.40	\$5.30	\$5.54	\$5.52	\$5.52	
2 APARTMENT	\$5.04	\$4.93	\$4.93	\$5.86	\$5.86	\$5.86	\$5.00	\$4.55	\$4.55	\$4.55	\$5.00	\$5.50	\$6.20	\$6.40	\$6.20	\$6.00	\$6.00	\$6.32	\$6.31	\$6.31	
3 COMMERCIAL	\$6.89	\$6.75	\$6.75	\$6.75	\$6.75	\$6.75	\$6.00	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.90	\$7.05	\$6.83	\$6.60	\$6.60	\$7.28	\$7.25	\$7.39	
4 INDUSTRIAL	\$6.89	\$6.75	\$6.75	\$6.75	\$6.75	\$6.75	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$7.00	\$7.10	\$7.30	\$7.07	\$6.85	\$6.69	\$7.49	\$7.45	\$7.48	
5 AGRICULTURAL	\$5.04	\$4.93	\$4.93	\$4.93	\$4.93	\$4.93	\$4.50	\$4.50	\$4.50	\$4.50	\$5.00	\$5.80	\$6.00	\$6.05	\$5.86	\$5.75	\$5.66	\$6.01	\$6.00	\$6.00	
6 CONSERVATION	\$5.04	\$4.93	\$4.93	\$4.93	\$4.93	\$4.93	\$4.75	\$4.75	\$4.75	\$4.75	\$5.00	\$5.60	\$6.20	\$6.25	\$6.06	\$5.90	\$5.80	\$6.37	\$6.35	\$6.35	
7 HOTEL/RESORT	\$8.48	\$8.30	\$8.30	\$8.30	\$8.30	\$8.30	\$8.20	\$8.20	\$8.20	\$8.20	\$8.30	\$9.00	\$9.15	\$9.40	\$9.11	\$8.85	\$8.71	\$9.37	\$9.37	\$9.60	
8 UNIMPROVED RESIDENTIAL	\$5.04	\$4.93	\$4.93	\$5.86	\$5.86	\$5.86	\$5.86	\$5.35	\$5.35	\$5.35	\$6.25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
9 HOMEOWNER	\$3.71	\$3.63	\$3.63	\$3.55	\$3.55	\$3.50	\$2.50	\$2.00	\$2.00	\$2.00	\$2.50	\$2.50	\$2.75	\$2.87	\$2.78	\$2.75	\$2.70	\$2.86	\$2.85	\$2.85	
0 TIMESHARE		-	-	-	-	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$15.00	\$15.50	\$15.55	\$15.07	\$14.55	\$14.31	\$15.43	\$15.41	\$13.93	
10 COMMERCIAL RESIDENTIAL		-	-	-	-	-	-	-	-	-	\$4.00	\$4.20	\$4.50	\$4.60	\$4.46	\$4.35	\$4.35	\$4.56	\$4.55	\$4.55	
11 SHORT TERM RENTAL																				\$9.28	\$9.55

\*proposed



**TAX RATE COMPARISON BY COUNTY**  
FISCAL YEAR 2019-20

Land Class	Maui FY20	Maui FY19	Honolulu FY20	Honolulu FY19	Hawaii FY20	Hawaii FY19	Kauai FY20	Kauai FY19
Residential	\$5.52	\$5.52	\$3.50	\$3.50	\$11.10	\$11.10	\$6.05	\$6.05
Apartment	\$6.31	\$6.31	N/A	N/A	\$11.70	\$11.70	N/A	N/A
Commercial	\$7.39	\$7.25	\$12.40	\$12.40	\$10.70	\$10.70	\$8.10	\$8.10
Industrial	\$7.48	\$7.45	\$12.40	\$12.40	\$10.70	\$10.70	\$8.10	\$8.10
Agricultural	\$6.00	\$6.00	\$5.70	\$5.70	\$9.35	\$9.35	\$6.75	\$6.75
Conservation	\$6.35	\$6.35	\$5.70	\$5.70	\$11.55	\$11.55	\$6.75	\$6.75
Hotel and Resort	\$9.60	\$9.37	\$13.90	\$12.90	\$11.55	\$11.55	\$10.85	\$10.85
Homeowner	\$2.85	\$2.85	N/A	N/A	\$6.15	\$6.15	\$3.05	\$3.05
Timeshare	\$13.93	\$15.41	N/A	N/A	N/A	N/A	N/A	N/A
Commercialized Res.	\$4.55	\$4.55	N/A	N/A	N/A	N/A	\$5.05	\$5.05
Short Term Rental	\$9.55	\$9.28	N/A	N/A	N/A	N/A	N/A	N/A
Vacation Rental	N/A	N/A	N/A	N/A	N/A	N/A	\$9.85	\$9.85
Vacant Agricultural	N/A	N/A	\$8.50	\$8.50	N/A	N/A	N/A	N/A
Residential "A"					N/A	N/A	N/A	N/A
Tier 1 - 1st 1M value	N/A	N/A	\$4.50	\$4.50	N/A	N/A	N/A	N/A
Tier 2 - In excess of 1M value	N/A	N/A	\$10.50	\$9.00	N/A	N/A	N/A	N/A
Residential Investor	N/A	N/A	N/A	N/A	N/A	N/A	\$8.05	\$8.05
Affordable Housing	N/A	N/A	N/A	N/A	\$6.15	\$6.15	N/A	N/A

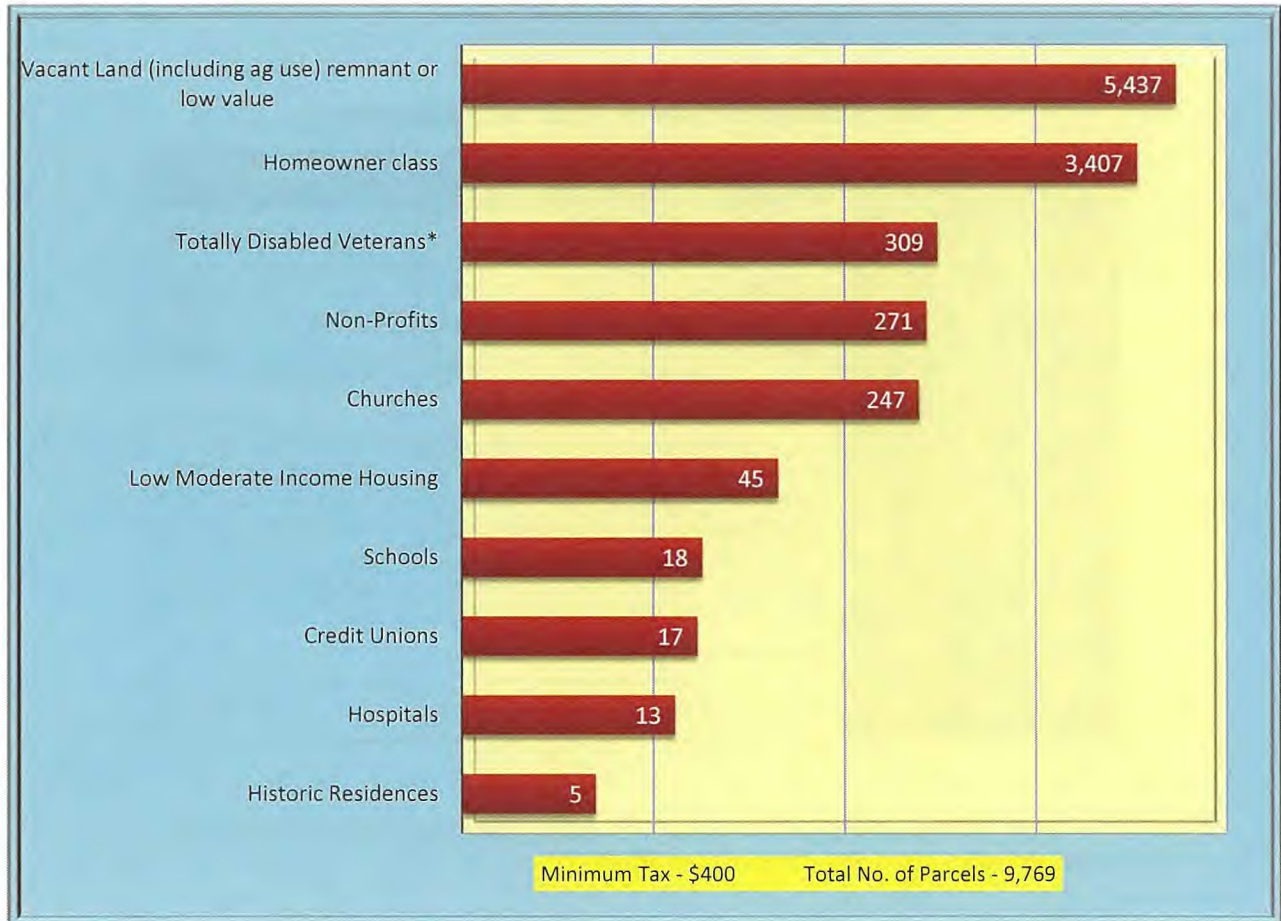


FY	Minimum Tax	Parcel Count	Tot Additional Revenue	Exemption Amount
2009-10	\$150	9,660	\$1,248,168	\$300,000
2010-11	\$150	11,453	\$1,452,877	\$300,000
2011-12	\$150	13,405	\$1,695,283	\$300,000
2012-13	\$250	12,667	\$2,376,211	\$200,000
2013-14	\$250	12,802	\$2,358,728	\$200,000
2014-15	\$250	11,796	\$2,224,217	\$200,000
2015-16	\$250	10,325	\$1,954,140	\$200,000
2016-17	\$300	10,192	\$2,244,485	\$200,000
2017-18	\$400	11,279	\$3,173,476	\$200,000
2018-19	\$400	11,024	\$3,008,850	\$200,000
2019-20*	\$400	9,769	\$2,802,227	\$200,000

\*Projection



**WHO PAYS MINIMUM TAX**  
(Before Circuit Breaker Tax Credit)  
FISCAL YEAR 2019-2020



\*Total Disabled Veteran exemptions filed. Not all pay special \$150 tax...if there is a cottage or a portion of the property is rented they do not get the exemption on that portion of the property.



### HOME EXEMPTION BY COUNTY FISCAL YEAR 2019-2020

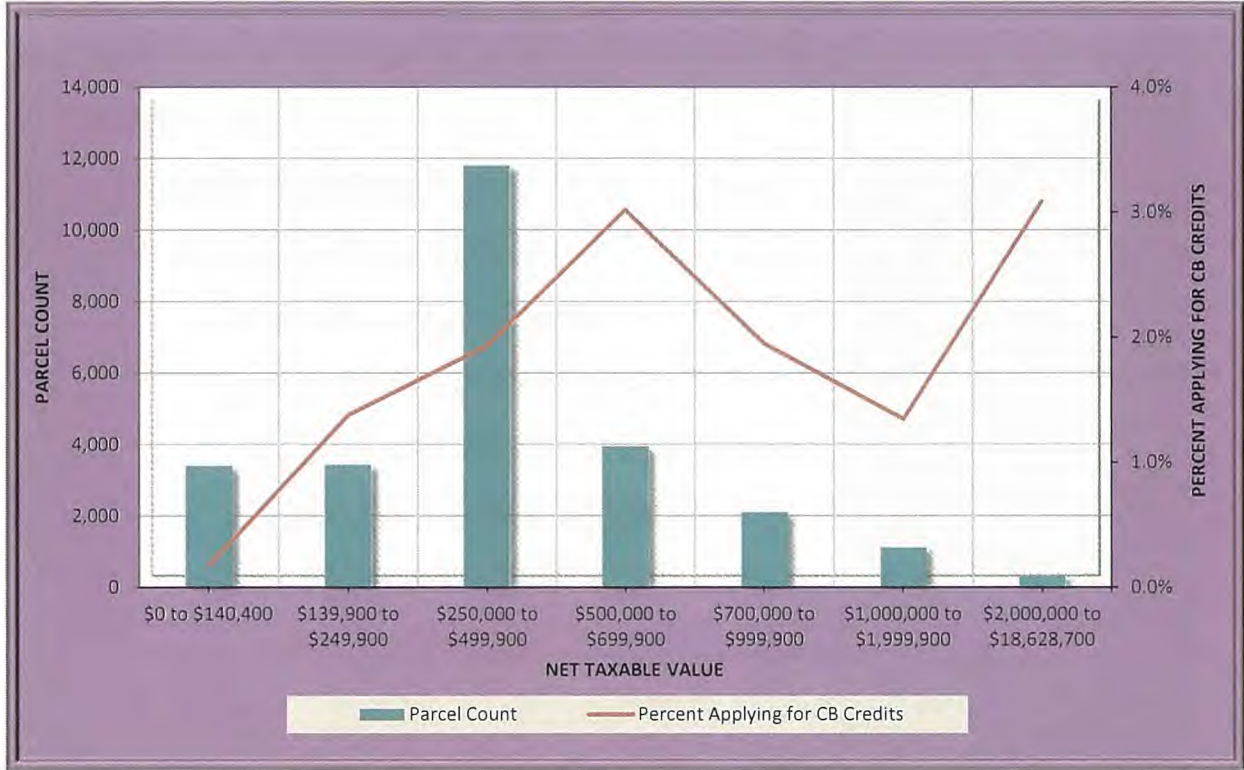
(No proposed changes for Fiscal Year 2019-2020)

County	Type	Amount
KAUAI	Basic home exemption	\$ 160,000
	Age 60 to 70	\$ 180,000
	Age 70+	\$ 200,000
MAUI	Home exemption	\$ 200,000
HAWAII*	Basic home exemption	\$40,000-\$120,000
	Age 60 to 69	\$80,000-\$160,000
	Age 70+	\$100,000-\$180,000
OAHU	Basic home exemption	\$ 80,000
	Age 65 and older	\$ 120,000

\*In Hawaii County, owners can qualify for an additional exemption amount of 20% of the assessed value of property not to exceed \$80,000



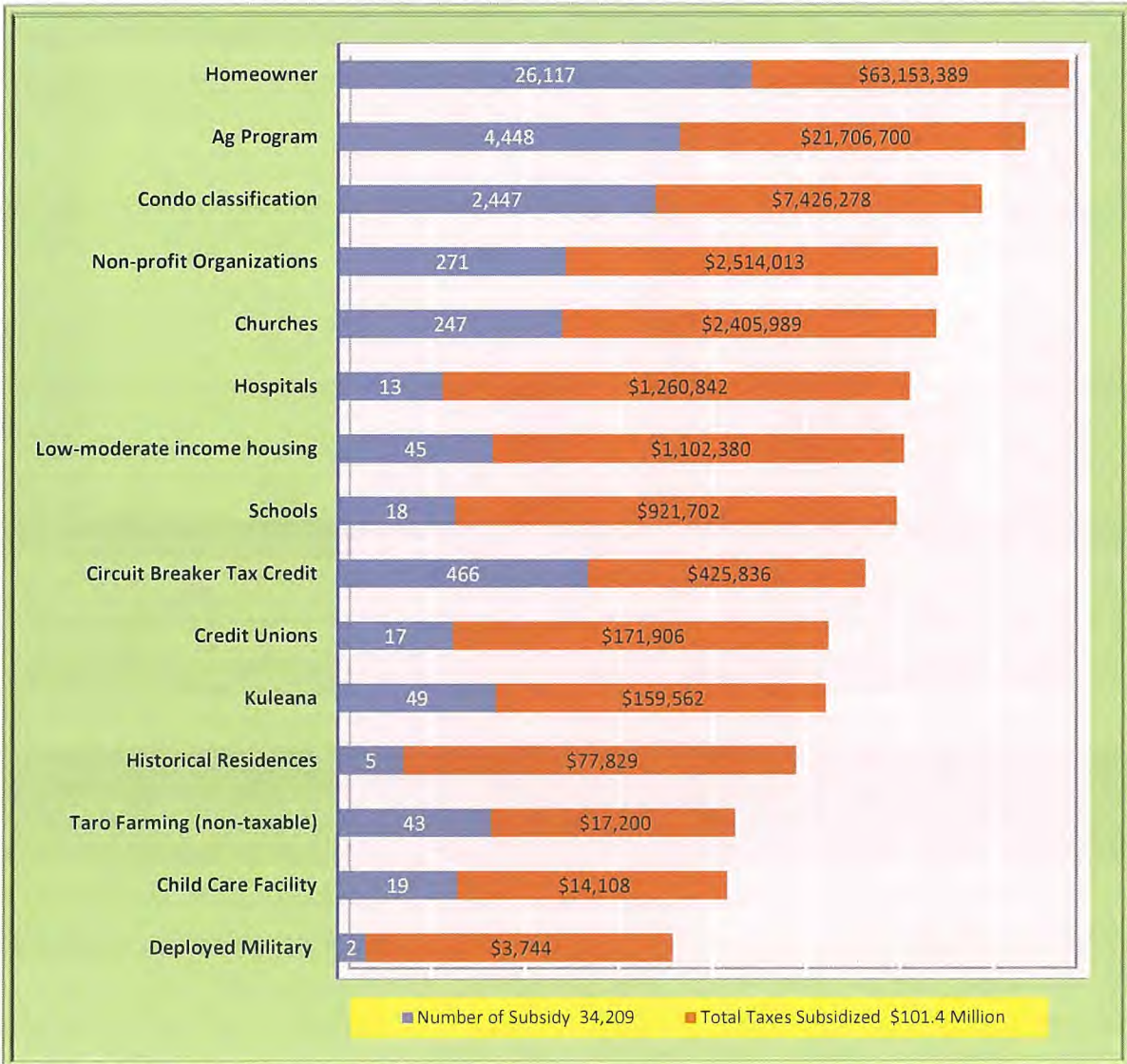
**HOMEOWNER CLASS BY VALUE**  
Assessment Year 2019 – Fiscal Year 2020



Net Taxable Value Range	Parcel Count	Number of Circuit Breaker Applicants	Percent Applying for CB Credits	Tax Range for \$2.85 Rate (not including CB Credits)	Percent of Total	Running Total Percent
\$0 to \$140,400	3,397	6	0.18%	Min. Tax \$400	13.01%	13.01%
\$139,900 to \$249,900	3,422	47	1.37%	to \$712	13.11%	26.12%
\$250,000 to \$499,900	11,802	228	1.93%	to \$1,425	45.20%	71.32%
\$500,000 to \$699,900	3,945	119	3.02%	to \$1,995	15.11%	86.43%
\$700,000 to \$999,900	2,105	41	1.95%	to \$2,850	8.06%	94.49%
\$1,000,000 to \$1,999,900	1,114	15	1.35%	to \$5,700	4.27%	98.76%
\$2,000,000 to \$18,628,700	324	10	3.09%	to \$52,277	1.24%	100.00%
<b>Total</b>	<b>26,109</b>	<b>466</b>	<b>1.78%</b>		<b>100.00%</b>	



### REAL PROPERTY TAX SUBSIDIES FISCAL YEAR 2019 - 2020







## DESCRIPTION OF PARCELS IN EACH LAND CLASS

### TIMESHARE

- Condominiums occupied by transient tenants for periods of less than six consecutive months and subject to a time share plan as defined in HRS 514E-1
- Non condominium properties subject to a time share plan as defined in HRS 514E-1



Maui Ocean Club – *Timeshare Classification*



WorldMark – *Timeshare Classification*



**RESIDENTIAL**

- Vacant and improved non condominium land zoned residential
- Project district land designated for residential use
- Homes are rented long term or are second homes and not rented



Improved Lot on Residential Zoned Land – *Residential Classification*



Vacant Lots on Residential Zoned Land – *Residential Classification*



**APARTMENT**

- Project district multi-family use (vacant or improved)
- Vacant and improved non condominium land zoned apartment
- Condominium – second home not rented (without regard to highest and best use)
- Condominium – rented long-term (without regard to highest and best use)



Apartment Building on Apartment Zoned Land – *Apartment Classification*



Condominiumized Residential Dwelling on Ag Zoned Land - *Apartment Classification*



Improved and Vacant Apartment Zoned Land - *Apartment Classification*



Condominium Units Used as Second Homes on Hotel Zoned Land – *Apartment Classification*



**COMMERCIAL**

- Project district commercial (vacant and improved)
- Industrial and commercial condominiums (without regard to highest and best use)
- Vacant and improved land zoned commercial



Store on Commercial Zoned Land – *Commercial Classification*



Shopping Center on Commercial Zoned Land – *Commercial Classification*



Commercial Condominium Units on Industrial Zoned Land – *Commercial Classification*



**INDUSTRIAL**

- Project district industrial (vacant or improved)
- Vacant and improved non condominium land zoned industrial



Warehouse on Industrial Zoned Land – *Industrial Classification*



Commercial Store on Industrial Zoned Land – *Industrial Classification*



Commercial Shopping Center on Industrial Zoned Land – *Industrial Classification*



Big Box Store on Industrial Zoned Land – *Industrial Classification*





**AGRICULTURAL**

- Vacant and improved non condominium land zoned agricultural or rural
- Land not zoned agricultural or rural but dedicated to agricultural production
- Land zoned agricultural improved with residential dwellings
- Ag zoned with no agricultural use
- Homes are rented long term or are second homes and not rented



Land Not Zoned Agricultural or Rural but Dedicated to Agricultural Production  
– *Agricultural Classification*



Improved Ag Zoned Land with No Ag Use – *Agricultural Classification*



Improved Ag Zoned parcel with Ag Use – *Agricultural Classification*



**CONSERVATION**

- Golf courses (without regard to highest and best use-dedicated)
- State conservation land (may be improved-wind farm, residential dwelling, etc.)



Forest Reserve on Conservation Zoned Land – *Conservation Classification*



Wind Farm on State Owned Conservation Zoned Land – *Conservation Classification*



Golf Courses – *Conservation Classification*



Improved Parcel on Conservation Zoned Land – *Conservation Classification*



Fishpond Lands – *Conservation Classification*



**HOTEL/RESORT**

- Vacant land zoned hotel
- Properties improved with 8 or more short term lodging units and employ more than 20 full time persons



Grand Wailea Hotel - *Hotel Classification*



Unimproved Hotel Zoned Parcels – *Hotel Classification*

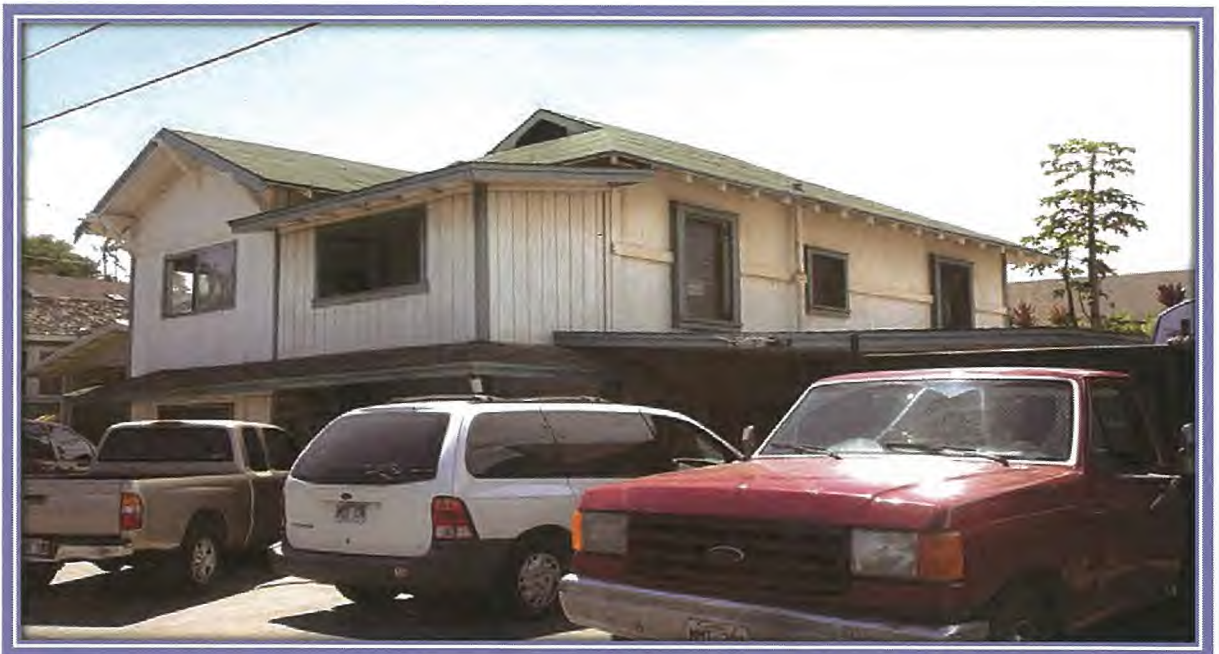


**HOMEOWNER** (without regard to highest and best use)

- Properties including condominiums used as the owner's principal residence, and
- Has been granted a homeowner's exemption



Residential Zoned Parcel – Homeowner Classification



Industrial Zoned Parcel – Homeowner Classification



Hotel Zoned Parcel – Homeowner Classification





**COMMERCIALIZED RESIDENTIAL** (without regard to highest and best use)

- A parcel or condominium unit that has been granted a Bed & Breakfast (B&B) permit
- A parcel or condominium unit that has been granted a Transient Vacation Rental (TVR) or conditional permit to operate a TVR prior to 5/23/12



Permitted TVR – Commercialized Residential Classification



Permitted B&B – Commercialized Residential Classification



**SHORT TERM RENTAL**

- Properties used for transient occupancy less than 180 days that are not classified as hotel and resort
- Permitted short-term rental homes



Condominium Units Used for Short-Term Rentals - *Short Term Rental Classification*



Permitted Short Term Rental Homes – *Short Term Rental Classification*