

RPTR Committee

From: Judi Allen <judiallen2@icloud.com>
Sent: Tuesday, September 16, 2025 2:21 PM
To: RPTR Committee
Subject: SEPT 16, 2025 PROPERTY TAX COMMITTEE, BILL 113 (TESTIFIER)

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Aloha,

I testified at the Committee Meeting via Teams regarding Bill 113 - To extend the date when property owners file for long-term rental exemptions. My property tax went from \$3952.84 in 2023 to \$4020.28 in 2024, to \$7570.22 in 2025 !!!

I called the Maui County Tax dept and spoke to a person who explained to me that I was taxed as a Short Term Rental, in Apartment Zoning! I explained that my property has NEVER been a short term rental in the 25 years I have owned this property! And, there were no apartment housings anywhere near where my property is.

I had a sever injury a few years back with 3 surgeries, putting my 80-year old thinker in remiss..... and I learned you were holding this hearing, so I feel lucky to have been able to support Bill 113 and hopefully complete forms necessary to get the long-term rental status (that has been in effect for 25 years), changed. My current wonderful long-term tenants have been there 18 years and 10 years. I did not raise their rents during COVID or before/post the 2023 fires which affected all of Maui. I finally raised their rent very reasonably in July 2025.

When I finally saw that both my property tax and property insurance DOUBLED, while I am in a financial nightmare - I had to act. My tenants would be really affected if I have to sell this property. I was born on Oahu, and my heart is in Hawaii. I hope the Bill 113 will pass and I will be able to reduce my property taxes substantially. I doubt I can do anything about the nightmare insurance fees.

Please advise what I need to do, if this bill passes and allows me to appeal.
Sincerely,

Judi (Judith) Allen, 650-520-7961

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Maui Property: 1075 Uluniu Road, Kihei, HI 96753 My address: 907 Alameda de las Pulgas, Belmont, CA 94002

RPTR Committee

From: Tcroly <tcroly@maui.net>
Sent: Tuesday, September 16, 2025 11:48 AM
To: Alice L. Lee; Keani N. Rawlins; Gabe Johnson; Tasha A. Kama; Yukilei Sugimura; Thomas M. Cook; Shane M. Sinenci; Tamara A. Paltin; Nohe M. Uu-Hodgins
Cc: RPTR Committee
Subject: RPT reform committee

RPT reform committee testimony

This testimony was intended as an ecomment, but the ecomment link is closed.

Bill 110

Ending the eligibility to qualify for this program is fiscally sound, but this measure should be examined in consideration of the objectives of this program.

Bill 111

I love the goal of the Circuit Breaker ordinance, to make certain that real property tax will not cause someone who is income challenged from losing their home to an excessive Real Property tax burden. The key is making sure this program is serving those intended and is not allowed to be abused by those who could manipulate their annual income to make use of it when they are actually not in need. I think the director's proposal is warranted because it can be challenging for some seniors to even meet the statutory documentation needed to qualify and this would unburden them, and the staff in many cases. However, I would suggest putting in an additional restriction besides age to qualify for this simplified application process, and that would be the amount of the Circuit breaker credit.

Since the average circuit breaker credit is less than \$1000, I might suggest adding a requirement that the credit be less than \$2000 to qualify for this simplified application process. For the 2025/26 fiscal year, additional provision would exclude 18 properties from this simplified application process.

Bill 113

This measure is an attempt to address the larger problem of incorrect classification suffering as much as an 18 month delay in being rectified either because of missing a filing deadline or because of a change of use during the tax year. I believe this measure fails in addressing these issues and makes things even more complicated. While these issues deserve the greatest consideration by this committee, I do not support this approach and would like the committee to explore other solutions to addressing these issues

The tax amounts shown below show how much difference in tax bill there can be between the same valued property being classified in the various classifications. And some properties are miss-classified for up to your 18 months.

\$600,000 assessment

Owner occupied w/Long term rental \$330

Owner Occupied(\$300k exemption) \$495

Long Term Rental(\$200k Exemption) \$1,180

Non Owner Occupied. \$3,522

STR/TVR. \$7,500

\$1,000,000 assessment

Owner occupied w/Long term rental \$990

Owner Occupied(\$300k exemption) \$1,155

Long Term Rental(\$200k Exemption) \$2,360

Non Owner Occupied. \$5,870

STR/TVR. \$12,500

\$2,000,000 assessment

Owner occupied w/Long term rental \$2,685

Owner Occupied(\$300k exemption) \$2,865

Long Term Rental(\$200k Exemption) \$6335

Non Owner Occupied. \$14,470

STR/TVR. \$26,500

\$5,000,000 assessment

Owner occupied w/Long term rental \$8,480

Owner Occupied(\$300k exemption) \$9,055

Long Term Rental(\$200k Exemption) \$11,450

Non Owner Occupied. \$57,070

STR/TVR. \$71,600

Bill114

I support this measure to provide clarity in the code as to the taxation of these leased lands

Tom Croly

Sent from my iPad that has a mind of its own