

November 13, 2025

MEMO TO: Alice L. Lee, Chair
Special Committee on Real Property Tax Reform

F R O M: Yuki Lei K. Sugimura, Council Vice-Chair *Yuki Lei K. Sugimura*

SUBJECT: **BILL 171 (2025), EXTENDING MAUI WILDFIRES REAL PROPERTY TAX RELIEF** (RPTR-14) (PAF 25-223)

For the Special Committee's background, please find attached the Director of Finance's correspondence, dated October 23, 2025, answering my questions about August 2023 Maui Wildfires Real Property Tax relief.

On page 1, she suggested that future tax relief be "targeted." and provided a bulleted list of the types of parcels that could be targeted for tax relief.

On page 2, she provided a table with taxable parcels within the Lahaina reentry zones.

paf:jpp:25-223k

Attachment

RICHARD T. BISSEN, JR.
Mayor

MARCY MARTIN
Director

MARIA E. ZIELINSKI
Deputy Director



DEPARTMENT OF FINANCE
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
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October 23, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Council Vice-Chair
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Richard Bissen 10-23-25
Mayor Date

RECEIVED

By Cara.Bolte at 11:49 am, Oct 24, 2025

**SUBJECT: AUGUST 2023 MAUI WILDFIRES REAL PROPERTY TAX RELIEF
EXTENSION (PAF 25-223g)**

Dear Vice-Chair Sugimura:

Pursuant to your request dated October 20, 2025, regarding the above-referenced matter, please see our response below:

1. As noted in your response, for most properties in the Lahaina reentry zones, rights of way are open, and infrastructure is available. Further, there are only a few yellow or red reentry zones that remain. If August 2023 Maui Wildfires Real Property Tax relief is extended, should the reentry map still be used to apply the exemption?

Response: The Department recommends that any future tax relief be targeted to parcels that are still negatively impacted by the August 2023 wildfire. Targeted parcels could include:

- *parcels that were completely destroyed and remain vacant,*
- *parcels that were issued a building permit to repair or rebuild improvements impacted by the wildfire after August 8, 2023, but haven't received a building inspection final approval, and*
- *parcels within the burn scar where the status of infrastructure and utilities after the wildfire are preventing occupancy.*

2. As you also noted in your correspondence, some properties within reentry zones have either a Long-Term Rental Exemption, a Home Exemption, or advertise multiple units as transient accommodations. Does the Department support excluding these properties from receiving a Real Property Tax exemption extension?

Response: Yes, the Department supports excluding these properties from receiving the Real Property Tax Exemption under Maui County Code 3.48.230 if rights of way are open, infrastructure is available, and the structures are occupiable.

3. I am considering limiting tax relief for property owners who have not been able to move forward with their rebuild yet. Within the Lahaina reentry zones, please provide the number of parcels in the following categories:
- a. Within the Lahaina Historic Districts.
 - b. Abutting the shoreline.
 - c. Within the Special Management Area.
 - d. Classified as Commercial for Real Property Tax.

Response: These are the number of taxable parcels within the Lahaina reentry zones in the following categories:

<i>Within the Lahaina Historic Districts</i>	<i>RPAD doesn't collect this data</i>
<i>Abutting the shoreline</i>	<i>359</i>
<i>Within the Special Management Area</i>	<i>708</i>
<i>Classified as Commercial for Real Property Tax</i>	<i>55</i>

Should you have any questions, please feel free to contact me or Deputy Director Maria Zielinski at extension 7722.

Sincerely,



MARCY MARTIN
Director of Finance

Cc: Kari Stockwell, Real Property Tax Administrator