

LU Committee

From: Margit@Hookipa.com
Sent: Wednesday, March 08, 2017 12:06 AM
To: LU Committee
Subject: testimony for Land Use Committee meeting March 8, 2017
Attachments: Land Use Committee meeting March 8.docx

To whom it will concern,

Please find attached my testimony for the Land Use Committee meeting March 8th, 2017 Thank you, Margit Tolman

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Land Use Committee meeting March 8, 2017

Testimony item LU-7

Establishing ownership durational requirements for short term rental homes

Dear County Council Land Use Committee,

My name is Margit Tolman and I am testifying as an individual person.

I am a business owner in Paia town and a Realtor managing long and short term rentals on Maui's North Shore.

I am speaking against the proposed changes.

During the many years spent establishing a license process for a Short Term Rental ordinance, the pros and cons were discussed in detail. Caps in different areas were established to avoid proliferation.

Below is a list of the different areas showing the numbers of permitted STR's and the cap based on the Planning Departments online data:

Hana	13 STR's	Cap 30
Kihei	33 STR's	Cap 100, Maui Meadow 5
Makawao-Pukalani-Kula	9 STR's	Cap 40
Paia-Haiku	40 STR's	Cap 88
West Maui	60 STR's	Cap 88
Lanai	5 STR's	
Molokai	14 STR's	
TOTAL	178 Licensed Short Term Rental Homes in Maui County	
	159 are on the island of Maui with 544 rooms	

The total number of licensed STR accommodation rooms on Maui are no more than a midsize hotel. In comparison The Grand Wailea has 780 rooms.

The county and residents invested a lot of time to create the STR law.

This showed excellent leadership, an example of acknowledging STR's as part of the visitor industries high demand; creating more job opportunities for residents. At the same time it protects our local communities with rules and regulations which make sense

The proposed 5-year ownership requirement for Short Term Rental WITHOUT the proposed 2 exemptions will cause a decline in inventory and therefore a loss of jobs/income for residents. It will be like a store with empty shelves, car rental places without cars.

Additional restrictions coupled with low enforcement rates will result in even less compliance than we already have.

The proposed amendment is a major change within the original STR ordinance with impacting the entire county. Since the concern and proposal is coming from the Hana district I researched the sales from 2014 - 2016.

26 homes were sold around Hana during this 3 year time period.

2 (7.7%) of the 26 sold properties applied for the STR permit.

Home # 1 was sold for \$ 750,000 to local residents of Maui,

Home # 2 was sold for \$ 1,999,000 - the owner on record has an address in Hana.

Hana is a small community and perhaps these two sales created a negative impact in Hana.

3108 homes were sold in the county of Maui from 2014-2016 (3 years) based on the Multiple Listing Service of the Real Estate Association of Maui.

Only a total of 178 Short Term Rental licenses are issued in all of Maui County **since 2013.**

While I oppose the original proposal as put forward, I would suggest an alternative: adopt the amendment **ONLY** for the Hana district with an implementation date in 6 months OR filing it.

Thank you for your consideration.

Margit Tolman
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