

Recessed HLU Committee meeting of June 9, 2025

HOUSING AND LAND USE COMMITTEE
Amendment Summary Form

Legislation: Bill 9 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS."

Proposer: Tasha Kama, Chair
Housing and Land Use Committee.



Description: This amendment requires the Department of Housing to maintain two lists: one of County residents interested in purchasing Apartment District properties affected by the amortization of transient vacation rental use and another of County residents interested in renting those properties on a long-term residential basis. Owners of Apartment District properties may work with the Department to rent their properties out to those indicating interest. If no resident on the list demonstrates an ability to pay the monthly rent, the owner may use the property for transient vacation rental use through June 30, 2032.

Motions: Move to amend Section 4 of my proposed CD1 version of Bill 9 (2025), by:

1. Amending Paragraph 19.12.070(B)(2) to read:
 - "2. Except as authorized under subsection (F), on July 1, 2030, the uses will no longer be permitted or allowed as legally existing nonconforming uses and must cease."
2. Amending Section 19.12.070 by adding new Subsections E and F, to read:
 - "E. Starting July 1, 2026, the director of housing must:
 1. Maintain a list of County residents who inform the department of housing of an

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- interest in purchasing properties subject to amortization under this section.
- 2. Assist owners of real property subject to amortization under this section who are interested in selling their properties by advertising their properties to residents on the list maintained under paragraph 1.
- F. Starting July 1, 2026, the director of housing must:
 - 1. Maintain a list of County residents who inform the department of housing of an interest in renting properties subject to amortization under this section on a long-term residential basis.
 - 2. Assist owners of real property subject to amortization under this section who are interested in renting their properties on a long-term residential basis by advertising their properties to residents on the list maintained under paragraph 1. Each owner must provide justification for the proposed rent based on the owner's costs and receive approval of the proposed rent from the director of housing. If approved, the director must advertise the property to residents on the list maintained under paragraph 1 for 60 days. If within that 60-day period no resident on the list demonstrates an ability to pay the monthly rent, then the owner may conduct transient vacation rental uses on the property through June 30, 2032. By July 1, 2032, transient vacation rental uses must cease."

Reasons: Apartment District property owners have shared through testimony that the carrying costs for their properties make renting them on a long-term residential basis infeasible. This amendment will allow these property owners to continue conducting transient vacation rental uses on their properties through June 30, 2032, if their claims prove to be true.

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