

Housing and Land Use Committee (2025-2027) on 2025-06-25 1:00 PM - Reconvened from 6/9, 6/18, 6/23, & 6/24/2025

Meeting Time: 06-25-25 13:00

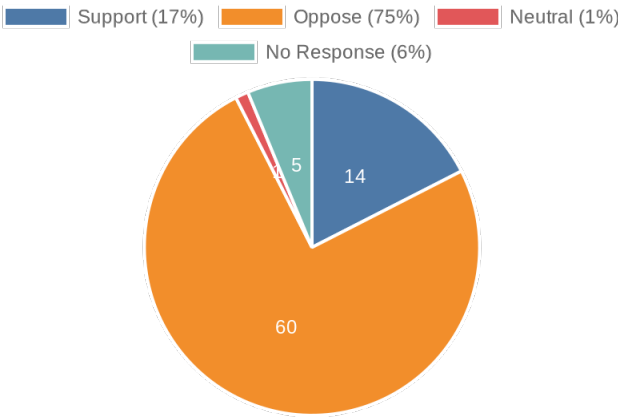
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2025-2027) on 2025-06-25 1:00 PM - Reconvened from 6/9, 6/18, 6/23, & 6/24/2025	06-25-25 13:00	2	80	14	60	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



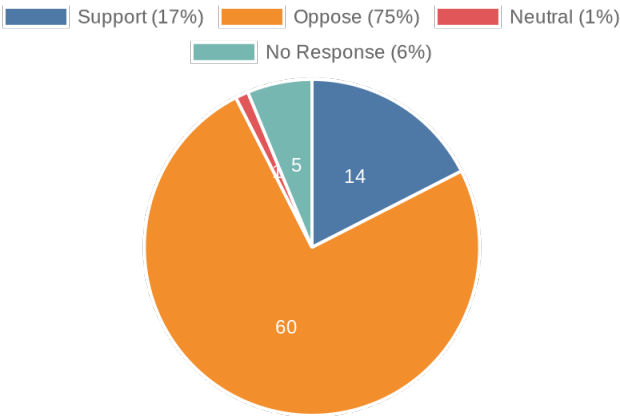
Housing and Land Use Committee (2025-2027) on 2025-06-25 1:00 PM - Reconvened from 6/9, 6/18, 6/23, & 6/24/2025
06-25-25 13:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	48	7	37	1
HLU-4 Bill 9 (2025) BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)	32	7	23	0

Sentiments for All Agenda Items

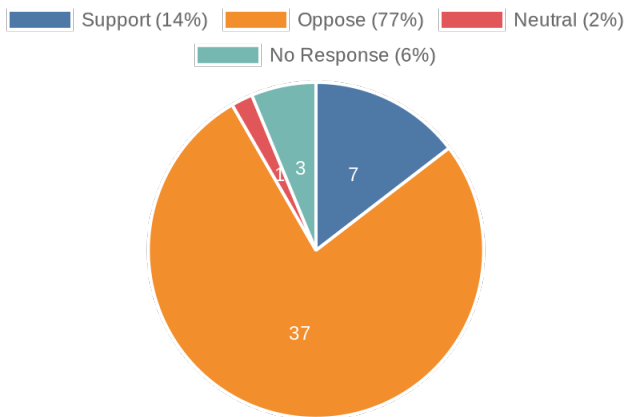
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 3:52pm 06-25-25

This will not solve the housing crisis. It will harm residents and small business owners while enriching hotel chains who send their profits to offshore corporations.

Streamline the building permit process and use county land to build affordable housing

Guest User

Location:

Submitted At: 3:11pm 06-25-25

A person from Lahaina Strong just testified (as the last testifier) and had a multi-page document. She said they made a visit to every complex on the Minitoya list. She said only 8 or 9 had offices, all were built for residential use prior to being used for short term rentals. I am only familiar with 2 complexes, Hale Kamaole and Kamaole Sands, and both have offices open every day. I find it hard to believe that there are only a few more.

She also said they looked at the original documents for each complex. Exactly the type of study that should have been done by the County, or at least a neutral party. I don't trust that the only information the council receives of this type came from a very biased perspective.

I cannot believe that the county did not do a study itself of this type. Shows a lack of interest in having factual information.

I implore the county that prior to making a decision on this bill, the county do it's own study of these items.

I have owned a condo in Kihei since 1984, and there have only been a handful of full time residents at our complex. And they have been owners who previously rented their units as strs and move there full time when they retired. Most of our complex owners know each other as neighbors; but it has never been a place where local Maui residents lived as a community.

I'd also like to let you know that prior to the internet (around 1999-2000), we advertised our unit in a local newspaper and through the travel agent main book (kind of like a nationwide phone book). The unit was rented out about the same as after the internet and vrbo (I have one of the lowest numbers, we were one of their first 8,000 customers. Now they have hundreds of thousands...)

Our complex has historically had owners of middle class families. No owners own 5 or 6 or 20 units. Most have a single unit, some have two (one to rent, one to live in) and there may be one with three. I'm not sure how the proponents of the bill got the idea that we are all billionaires who own many units. We don't make a profit, though our condo was paid for by tourist rentals. It has appreciated a lot, but you have not made that profit until and unless you sell, which we have no intention to do.

I think a great point is made that the County could purchase the ones that have been sitting on the market and not selling. Maybe pay the amount they are assessed at; the amount which we are paying taxes on. The condos in our complex have dropped about 25% in sales price in the last year, and are still not selling. Plus, when we purchased ours, it was very affordable. It could have been purchased by a Maui resident, but was not. I know of at least 7 units in Kihei that were approved for FEMA rental after the fire, that were never rented. It was said that the Lahaina people did not want to live in Kihei. Why would they want to live here now? There are plenty for rent long term in Kihei that are not even rented.

I want to say that it is very disheartening to listen to the testimony. I feel very sorry for the people who need homes. I'm brought to tears as you are. But I just don't think Bill 9 will solve the problem. Plus, I've heard one to many times today that we are no longer welcome on Maui (if we ever were.) It's kind of like, don't come here, but just send your money. I provided my condo free of charge after the fire, nobody ever called me and asked me to. I asked if it was needed. I could not rent long term as we spend months at a time in our unit; and we were scheduled for a major plumbing renovation within the next 18 months. I donate regularly to the Maui Food Bank and Humane Society (and no longer to Maui/Lahaina Strong).

I feel vilified and unwelcome. But I am not going to give away my condo, which seems to be what is being asked of us. Sounds like some would like us to sell for the price we paid, 5, 10, 15, 20, or in my case, 40 years ago. That is unrealistic. That is not going to happen.

Guest User

Location:

Submitted At: 3:06pm 06-25-25

I strongly oppose Bill 9

Guest User

Location:

Submitted At: 3:00pm 06-25-25

Here's a clear breakdown of what laws predatory STR investors may have violated, what consequences they face, and how we can legally seize assets under U.S. and international law—especially in cases involving money laundering and housing displacement.

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_ Step-by-Step Legal Breakdown: Holding STR Investors Accountable

_ I. U.S. Federal Criminal Violations

Crime Statute What They Did Penalties

Money Laundering 18 U.S.C. §_1956 Hid income through LLCs, offshore accounts, or fake names to buy STR properties _ Up to 20 years in prison per count + asset forfeiture

Wire Fraud 18 U.S.C. §_1343 Misused online platforms to collect illegal rent or false permit info _ 20 years per offense

Bank Fraud 18 U.S.C. §_1344 Lied on mortgage apps or faked STR income to qualify _ 30 years + \$1M fine

Civil Conspiracy 18 U.S.C. §_371 Worked with others to defraud the housing system _ 5 years per actor

RICO (Racketeering) 18 U.S.C. §_1961–68 Ran multiple illegal rentals as a criminal enterprise _ 20 years + asset

seizure

Tax Evasion 26 U.S.C. §_7201 Didn't report STR income or misused deductions _ Fines + up to 5 years per offense

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_ II. International Human Rights Crimes (ICJ + Rome Statute)

Crime Rome Article Description Penalties

Forcible Transfer of Population Article 7(d) STR saturation forces out native families _ Prosecutable as crime against humanity

Persecution Article 7(h) Displacement targeting cultural groups (e.g., Kanaka Maoli) _ ICJ referral + international sanctions

Unlawful Seizure of Property Article 8(2)(b)(xiii) Co-opting land meant for housing _ Legal grounds for international property repatriation

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_ III. Asset Seizure + Community Compensation Process

1. Investigation via RAIS + Peacekeeper Protocols

- Trace money flow (Airbnb payouts, offshore LLCs, fake EINs)
- Cross-check zoning fraud and shell company trails

2. File Forfeiture Suit

- Under 18 U.S.C. §_981 and §_982: Civil or criminal asset forfeiture
- Can seize STR properties, bank accounts, and profits

3. Redirect Seized Assets

- Send into 12.5% Generational Wealth Trust Fund
- Rehouse displaced families, rebuild fire zones, and launch cultural housing co-ops

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_ Example: STR Money Launderer in Wailuku

- Owns 4 rentals via Delaware LLCs
- Uses vacation platforms to hide rental income
- Claims local residence, but lives in California
- Never registered with County STR permits

_ Faces:

- 3–5 federal crimes
- Up to 50+ years prison exposure
- Full property forfeiture + restitution to affected communities

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_ Peacekeeper Enforcement Language

“Any entity operating a short-term rental in violation of local zoning, federal tax laws, or international housing protections shall be subject to full seizure of property under the Peacekeeper Protocol and federal RICO forfeiture. Housing fraud is not a loophole—it's a crime.”

Guest User

Location:

Submitted At: 2:32pm 06-25-25

Please remember what Kihei was first called — “Kamaole” which means barren. It was Barren Beach 1, Barren Beach 2, Barren Beach 3.

When it was developed, it offered a value-priced option for tourists staying on Maui. I rented here for years, until purchasing a small unit on the Montoya list in 2002. We were so happy to own a part of paradise and invest our time and energy in the community.

We slowly tried learning the Hawaiian language. One of my favorite words is “Pono”. What the mayor has proposed is not Pono.

Julie Carpenter-Keigley

Location:

Submitted At: 1:50pm 06-25-25

We purchased our condo, for a family vacation spot and a place to visit our many friends from home, who live on Maui for 30 years. My husband is 80 and we have had a business for 48 years.

All our friends in Maui are afraid, if this passes, they all will lose their jobs and then will have no where to live.

We are at Kamaole Sands, we have a busy official front desk, for building security and parking passes.

We own a small 1 bedroom, that we will never long term rent, because we bought it for family, but I am sad for the employees of our facility.

It seems like there is a pecking order, of who gets no rentals, very unfair.

The hotels are very expensive. Many people I talk to on the mainland, said they will just take their families to Arizona, Florida or Mexico and let them reap the benefits.

Quit giving out more permits for expensive hotels, more condo units to be built.

Take our expensive tax money and build some affordable housing, buildings instead of these expensive ones, you are issuing permits for.

It's just not fair, the way you are handling things.

Guest User

Location:

Submitted At: 1:50pm 06-25-25

I had not planned quickly enough to get my main points in voice testimony THIS HAS SOLUTION ideas

Aloha and thank you for hearing me today. My name is Mary Kerstulovich, I have listened to much of the testimony for days and I am opposed to bill 9. I am going to give you a brief background about myself and my family, not because I need any accolades but because I don't want to be seen as an extractor from the aina and our South Maui community. I am a PTA member, a Little League board member, I became a S Maui HUB for west side support and I feed the less fortunate monthly. We support our community with food. I have a degree in Human resource and business management. I started off cleaning houses from the age of 12, worked my way through college, and at the age of 33 decided to become a Realtor. Not just because of the better-paying job that allowed me to help be here for my kids, but because of a bad experience I had with very little guidance and understanding during the time of predatory lending. Because I was not properly educated, I eventually lost my home to foreclosure. I became a Realtor, to help people achieve their homeownership goals with honest, trusted, educated advice.

I believe as council members you owe it to the community to reach out to local vendors and small business both directly and indirectly who rely on tourism all over the island to see how they are doing? Because this is such a passionate debate many are afraid to speak out. My Hanai Neice works at a boutique in Paia and her last shift she sold \$50 in merchandise. Businesses are already struggling.

I do know with every problem is a solution and condos are not the way. Example: I do know a Kahana Reef one bedroom maintenance fee is \$2005 a month and a studio next door is \$1405 per month. And many of the long-term condo maintenance fees have climbed to nearly \$900 per month. If the council has not been provided real numbers on all of the costs I am happy to help provide that in the future.

Rising costs are nationwide issue. Inflation and unaffordability, has impacted us all.

I am not an economist and I can't warrant some of the following numbers but with some research I found:

I feel Maui Countys systems are old and anequated.

Change the property tax basis to IMMEDIATELY at purchase to reflect homeowner exemptions and rates.

Reform of all social programs which are impossible to qualify for

Reform the home permitting process.

I also believe that close to 70% of all TAT and GET tax doesn't even stay here. It goes to Oahu. Our parks, our streets, our teachers, our keiki and community deserves to truly benefit from what income is made here. NOT OAHU.

1. Land issues: The Maui County master plan was made long ago. I believe in the 1960's. Less than 10% of the island is allocated to build on. Currently I think we are at around 6% of that building. This and water issues have previously halted many affordable home projects of the past. Many people don't know that it was once a requirement to build affordable with all development and at some point someone in the county approved just taking money from the builders and relinquished that much needed requirement? This is why many affordable projects have ceased to exist for too many years.

2. Permitting: A Slow and cumbersome process: Kilohana Makai. 28 homes in Kihei sold 5 years ago. 5 years later the builder is still waiting for building permits. That is 28 families that could have had housing years ago.

3. One recent success story on the West Side. Ka La'i Ola a new tiny home community that has been built since the fires of which all of now has the infrastructure to be able to support a true subdivision in the future. It is my understanding Governor Green had to get involved for this engineer and builder to proceed at a record rate of 10 months! Again, why our Maui County permitting system is not supporting rebuilding of Lahaina and new homes for our local families is beyond me.

4. Water/Wai: Hotels in many coastal regions around the world are required to install desalinization systems in tourist-heavy resorts. This to my knowledge has not been required at all on Maui. Hotels in most cases were built after 1989.

ALSO Not one person has identified that all of the water systems on this island were privately sold off at one time. We don't have a water issue we have an infrastructure issue. I do know Maui County is working on at least two old wells to make them operational again. The question is why are all of the new restaurants/fast food companies coming to our island with quick approvals and just this week Mahi Pono was granted approval to divert water. The 88 tiny homes across from Kings Cathedral are just now getting water. What is the obstacle to overcome to get water to the families, homes, and keep the water for small local farms?

5. Housing: Affordable is a word that keeps being thrown around. I think affordable is a subjective subject and it is a word of the past. With Current mortgages rates not much is "affordable" but if you have an interest in hearing about costs I have two examples I can provide later.

6. SUBSIDIZE SIZABLE DOWNPAYMENTS: Take all of these funds to help families qualify for loans for the Department of Hawaiian Homelands. I believe there is enough money in the housing fund to subsidize necessary and sizable 20-30% down payments to make things affordable for families to own. The funding has been there for years and with the recent \$1.6 billion grant I don't see how this is not able to be accomplished. Currently, the funds for housing assistance programs are very hard to get qualified for, are too small in dollar amounts, and expire quickly if you don't use them. This doesn't help most buyers.

7. And in the case of the future. Why not create a lottery system such as scratch off tickets that ONLY benefits the local families. A steady income stream for everyone of Hawaiian decent, similar to the Native Americans that get funds from various casinos around the US.

I know we can find solutions with the money the state and county currently has to house everyone.

Years ago I was at my friends funeral who we called Hawaiian Brian. I was told

ALOHA

means

Always Love Over Hate Always.

I may not be of Hawaiian decent but I do have Aloha in my heart.

Thank you.

Guest User

Location:

Submitted At: 1:36pm 06-25-25

I very strongly oppose Bill 9, thank you for accepting my vote.

Guest User

Location:

Submitted At: 1:23pm 06-25-25

I strongly oppose Bill 9. My wife and I have owned a condo at Kamaole Sands for almost 9 years now. Right after the Lahaina fires our son had a destination wedding in Wailea and we had 60 family members and friends join us at Kamaole Sands for the week. Needless to say that our family and friends supported the locals by taking multiple excursions, eating out at local restaurants, rented accommodations locally in Kihei, rented cars from Kihei rent a car, etc.....

Owning a STR in Kihei, my wife and I support the local economy as best as we can by hiring house cleaners, carpet cleaners, handymen-women, AC technicians, local blind company, painters, plumbers, electricians, and the like. I can only speak for ourselves, but I don't see how the locals will survive financially without the STR's being a viable employment source for them.

I do believe that implementing the STR ban will be the final "nail in the coffin" for Maui and its local residents. In order for Maui to survive, its politicians need to STOP sending mixed messages to visitors that, on the one hand are welcoming, and on the other hand sends a message to stay away.

My wife and I, as well as our family, love Maui. Whatever the outcome of Bill #9, we will not be selling our place in Kihei and will not turn it into a long term rental. We do have 2 bedrooms and 2 baths, 1 parking space allocated to us. Our current expenses to keep the place are over \$4,000 a month plus \$16,000 a year for property taxes. I would imagine not affordable for a local family.

Respectfully submitted

Steven J.Brown

Stevenjbrownlaw@gmail.com

Guest User

Location:

Submitted At: 1:17pm 06-25-25

Good afternoon Committee,

I am strongly opposed to this bill it will hurt local residents and does not solve the housing crisis. We do have a housing crisis but it is due to high rents not no housing. There is housing but it is unreachable financially. I don't have any crazy statistics to add but I can give just an example of who I am and what passing this bill means for me. As well as other hard working locals like myself.

I am a single mother. I work and live in Kihei. I moved over to Maui at 13 yrs old with my single mother to be closer to my grandparents who lived here. I have grown up in Kihei and am a part of this community. I love to be in a place where I still know most everyone that I have grown up with and still see them often throughout town. I get to watch my kids grow up with the kids of kids I grew up with. It's honestly a blessing for us.

Unfortunately, due to high rents and low pay. I have seen many people that I know have to move to the mainland just to be able to survive. I have struggled and continue to struggle myself to stay here close to my family.

I have worked at two separate condo complex (both on the Minatoya list) front desk jobs since I was 19 years old. Once employed by the association and now employed by a short term rentals company that I have now been with for six years. Since being here I have been through a few hard times with no income due to Covid shutdown where I was able to collect some unemployment and then after the fires when our guests were told not to come to Maui. Currently, we are having many cancellations due to Canadians not wanting to visit America and other guests hearing through the news that they are not supposed or allowed to rent from us any longer. Our business has dropped so much that I have been told that I may have my days cut. Not just in hours but 2 or 3 days of my full time job that will be cut.

I live in a low income housing project. My rent is almost \$1700. My paychecks are \$1300. with other bills and food, gas and necessities, I can barely make it by and am constantly over draft just to get to the next paycheck. I have to pay my rent in two parts every month because I can never catch up. I struggle very hard and still have no extra money to raise my son with any kind of a lifestyle. I'm always apologizing for not being able to do things with

him because we don't just have fun money. If I get cut any hours I could no longer afford to pay my rent. I could be looking at eviction or homelessness. It only takes one paycheck to lose everything. This is a scary situation for me as If I lose days of pay losing my home/rental is almost certain. There are no places on the rental market that are less than what I am paying now as I am constantly looking. There is no where else to go. If I have to look for a new job I don't have experience outside of what I have been doing the last 17 years, and that is a scary thought as well.

Locals, as in residents who live and work here can not afford the high rents and would not be able to afford a tvr turned long term rental even if they really wanted to. They would all have to be rented at almost \$4000. a month just to cover the owner's costs. I can barely pay \$1500. with my full time job. I do not own anything but I live and work and love this community. I know so many housekeepers, vendors, maintenance people ect. That would all be out of the job and then out of their homes and then out of Maui:(

I am strongly opposed to this bill, it will hurt local residents and does not solve the housing crisis. We do have a housing crisis but it is due to high rents not no housing. There is housing but it is unreachable financially.

Please, I strongly urge you to think about all the little people like me who will be affected if you pass this bill. There has to be another way!!
Thank you

Guest User

Location:

Submitted At: 1:00pm 06-25-25

I am all for making housing available and not letting outside investors buy homes here to make Airbnb's and vacation rentals. I do think there should be a provision made for an island residence to be able to vacation rental their home making a piece of pie of the tourism industry. That local families build wealth with the tourism resource why should we only let the corporations get a piece of pie. It's a little scary handing over the whole tourism industry two big corporations who do not have necessarily best interest in mind.

Guest User

Location:

Submitted At: 12:55pm 06-25-25

I write in strong confusion to Bill 9 not because I oppose regulating short-term vacation rentals (STVRs), but because this bill fails to address the core problem: our outdated and ambiguous zoning framework. Rather than surgically correcting the systemic abuse of Apartment-zoned lands by STVR operators, this bill applies a one-size-fits-all ban that creates legal uncertainty, economic disruption, and enforcement confusion—without solving the actual zoning loopholes.

—

_ THE REAL ISSUE: ZONING FAILURE, NOT JUST USE

The core problem isn't just the existence of STVRs. It's that Maui has no designated zone for the unique class of STVR complexes that are not hotels, not residential homes, and not community-friendly.

These complexes—often large-scale and investor-owned—operate in a gray area, exploiting Apartment zones meant for housing. Bill 9 punts the zoning problem instead of fixing it. That's not planning—it's political avoidance.

—

___ SOLUTION: CREATE A THIRD ZONE FOR STVR COMPLEXES

I propose an alternative path: Maui should create a new zoning designation exclusively for STVR complexes. This

zone would:

- Separate high-impact transient uses from residential neighborhoods;
- Reinforce the original intent of Apartment and Residential zoning;
- Restore fairness and clarity in permitting, enforcement, and taxation.

Such a zone could be called “Resort-Hospitality Mixed Use (RHMU)” or “Transient Lodging Overlay Zone” and would apply only to qualified complexes that meet strict standards—such as infrastructure capacity, location buffers, on-site management, and historical use.

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_ WHY BILL 9 IS FLAWED WITHOUT A NEW ZONE

_ Creates Legal Confusion

- Bill 9 treats all Apartment-zoned STVRs as inherently illegal, even though many were built decades ago with County knowledge or tacit approval.
- It opens the door to regulatory takings claims and lawsuits that could cost taxpayers millions.

_ Ignores Zoning Reform

- Maui still lacks a lawful, designated area for STVRs outside of Hotel/Resort zones.
- Without offering relocation, transition, or zoning correction, Bill 9 forces existing operators into a dead end.

_ Punishes Without Process

- Many property owners followed existing tax and zoning codes in good faith.
- This bill revokes their use rights with no grandfathering process, no variance path, and no incentive to convert to long-term housing.

—

_ WHAT A THIRD ZONE FIXES THAT BILL 9 IGNORES

Problem Bill 9 Third STVR Zone

Zoning Abuse Ignores it Solves it with clear legal designation

Legal Risk High Reduced through lawful rezoning and transition

Enforcement Complex Easier via geo-fencing, licensing, taxation

Public Trust Undermined Rebuilt through clarity, fairness, and process

Housing Crisis Marginal impact Managed transition of STVRs to legal use or long-term housing

—

_ MAUI NEEDS LAW, NOT LITIGATION

Bill 9 will trigger legal battles, not resolution. A true solution must include zoning modernization—something this bill entirely avoids.

Instead of banning by fiat, create a lawful, limited, high-standard STVR zoning designation and offer a fair process for existing complexes to transition. This protects:

- Our housing stock,
- Our economy,
- Our tax base,
- And our residents.

—

_ RECOMMENDATIONS

1. Defer or reject Bill 9 until a comprehensive zoning reform is included.

2. Convene a task force to define and propose a third STVR zoning category.
3. Conduct a legal and fiscal impact study on takings, tax losses, and economic displacement resulting from Bill 9 as written.
4. Enforce STVR limits through zoning, not retroactive bans that violate property rights.

—

_ CONCLUSION

Bill 9 is not a plan—it's a reaction. It sacrifices long-term legal integrity for short-term political points. I urge the Council to lead with vision, not vengeance.

Let's create a zoning framework that respects the law, protects residents, and charts a stable path forward.

Respectfully submitted,

Name withheld

Guest User

Location:

Submitted At: 12:54pm 06-25-25

Aloha, My name is Nancy MacPherson and I own a STR property in Maui County, I'd like to express my strong opposition to the proposed legislation to phase out more than 7,000 vacation rentals.

I'm a responsible and community-oriented owner. I recommend local restaurants and tour guides in my welcome guide. I employ local service providers (cleaners, maintenance techs, landscapers, etc) as well as used local contractors when I remodeled 5 years ago. In addition, my guests help support multiple small businesses during their stays.

After the fire, I opened my home for several months—at no cost—to a local family who lost their home. I care about this community and am doing my part to be a good neighbor.

Owning in my complex hasn't been easy. We've faced huge maintenance costs, special assessments and massive insurance increases after the fire. These aren't luxuries—they're costs that ensure the property remains safe, functional, and appealing. STR income helps cover those costs while supporting local workers:

This legislation feels rushed and one-sided. I urge the Council to work with owners like me to find a fair and balanced path moving forward. Please choose to protect local jobs, support the economy, while hold STR owners to high standards, instead of phasing us out.

Mahalo for your time and consideration.

With Aloha,

Nancy Macpherson

Email: Nancy.r.macpherson@gmail.com

Guest User

Location:

Submitted At: 12:52pm 06-25-25

Please oppose Bill nine and adopt a rational way that residence of Maui can have low cost housing!

Loriann Pimentel

Location:

Submitted At: 12:44pm 06-25-25

I am writing this testimony as a LOCAL resident with deep ties to our community. I have lived here all my life. My parents were born and raised here. My mother is from Lahaina and both of my parents graduated from Lahaina Luna High School. So our family is connected to this island and community too. I am Hawaiian along with my children and grandchildren. So I wanted their voice to be heard as well as my own. I wanted to be a voice for perhaps a very small minority of Born and Raised Short Term Vacation Rental Owners. This place is our home and our Gem. My father-in law purchased this parcel and made it a home for his wife and 6 children who all were born and raised here on Maui. He loved and adored his paradise on Halama Street. My father in law worked his butt off for this place. My in-laws along with my brother in-law and some of our most beloved family pets have their ashes scattered right in front of our home/Short Term Vacation Rental. My husband currently lives on this

property and is constantly taking care of this property that my father in law has blessed us with and we that we are blessed everyday we thank God for this place.

We are not investment owners, nor do we live off in a far away land, nor do we have a bank account that is overflowing with riches. We do not make a fortune with our property. Both myself and my husband work 2 jobs and top of taking care of our vacation rental just to provide for our family and to insure that this property stays in our family. This is our family's investment and we take pride in it. We supported Fire Victims right after the disaster in Lahaina. We have hosted many local families, other local families class reunions, we have opened it up for Church members who are traveling to Maui, we've hosted sports teams from outer islands and well as Coaches from the Mainland at no charge to them this is our and and we do give back to our community is this way and we are not taking and taking as I have heard in some past testimonies. We are Blessed and we understand that, but we to are in in just to keep this home in our family for the next heneration to come. If we lost this opportunity to continue as a Short Term Vacation Rental how are we suppose to survive with Renting our units as long term rentals we do no see it as a viable option for our family. We would probably have to sell it to a outside investment company. Our home is the last of 2 original families left on this street so I DEFINATELY OPPOSE THIS BILL IT WILL NEGATIVELY IMPACT MY FAMILY AND GENERATIONS TO COME FOR ME AND MY OHANA. Thank you.

Guest User

Location:

Submitted At: 12:40pm 06-25-25

I strongly oppose Bill 9 as it will destroy the local economy and there will be many lawsuits opposing it. Better to use the 1.6 Billion in new funds to build affordable housing!

Guest User

Location:

Submitted At: 12:38pm 06-25-25

I oppose Bill 9. The federal government just allocated \$1.6 billion to Maui for housing. There are hundreds of these apartments that are currently for sale. Maui can simply use the federal funds and purchase the number of houses it wants for locals to use as Maui sees fit. At an average price of \$800,000 this will buy 2,000 homes. Or Maui could give locals \$400,000 for a 50% down payment to make 4,000 homes more affordable. This is a much better solution than pitting us against each other. I am also afraid Maui is in for an expensive legal fight and with a super-conservative Supreme Court the chances of success for Maui are slim.

Guest User

Location:

Submitted At: 12:32pm 06-25-25

PLEASE STOP SUPPORTING A BILL THAT YOU DO NOT UNDERSTAND. For those who are supporting Bill 9, do you have any understanding of the properties on the Minatoya List? Do you understand how expensive these properties are to maintain? Do you understand that it will simply be housing, it will not be affordable? Do you understand that families will not be able to live in many of them because there is not ample parking (most only have 1 stall), storage or they cannot afford them? Do you have a clue how much monthly maintenance fees are (most are over \$1000 per month)? Do you understand many of these properties have operated as short term rentals since the beginning? Do you understand if a resident works at any job directly or indirectly related to visitor numbers or tourism, they will most likely lose their job or their hours will be cut back once tourism numbers cut back? Do you understand that life is not going to just stay the same & everyone all of sudden has housing? Bill 9 has horrific repercussions to the economy which hurts every local resident regardless if you are born here, transplanted here or part-time here. Do you understand how many businesses the tourists staying in condo's support & keep open year after year? PLEASE STOP SUPPORTING A BILL THAT YOU DO NOT UNDERSTAND.

Guest User

Location:

Submitted At: 12:25pm 06-25-25

As the owner of one condominium on the Minatoya List, I am opposed to Bill 9. But rather than critiquing the Bill, I would like to suggest two alternative ideas to develop affordable housing.

Alternative #1 - Creating a New Industry as an Alternative to Tourism

Let Maui become famous for becoming the island of home builders. We do this by fabricating pre-cut homes, which can be transported to each residential site. After satisfying the demand for new homes on Maui, we can ship containerized pre-cut home kits to the other islands.

Sears, Roebuck & Company manufactured pre-cut home kits between 1910 and 1950.

Here are a few steps to launching this new venture:

- Hire a team of local architects to design ten cookie cutter “Hawaiian style” homes
- These architects will prepare detailed drawings and blueprints, specifying the dimensions and angles how each piece of lumber needs to be cut
- Have the County Planning Department review and approve each of the ten new home drawing sets and give blanket approval – issue over-the-counter building permits to expedite construction on these specific homes
- The County should hire more field inspectors; current inspectors should train new inspectors
- Train local handymen to form small construction companies (ten employees)
- Facilitate new business loans for the new contractors
- Every Maui resident needing a job can work in this new construction industry; anyone not wishing to swing a hammer can work in procurement, purchasing doors, windows, appliances, plumbing fixtures, etc.
- Factories can be open-air workplaces on vacant residential lots, with tents for shading the workers
- Workers cut the lumber to the precise dimensions on the architects’ drawings, label each piece of lumber and put the numbered pieces in shipping containers
- When all parts of each pre-cut home are in the container, it can be trucked to a purchaser’s home site
- Construction contractors can assemble the pre-cut home at the purchaser’s residential lot
- Only local residents will qualify to purchase these pre-cut homes; they must have owned the residential lot for two years and cannot sell to anyone but a local for the next 50 years

I hope the HLU Committee will investigate this suggestion. The County already hired an engineering firm, 4LEAF, Inc, to expedite the approval of residential building permits. Their scope could be expanded to make my suggestion a reality and quickly provide workforce housing.

Tourism would no longer be the Maui's primary area of employment; proud Hawaiians can boast about their newly acquire ability to build beautiful, affordable homes. And there would be no need to convert condominiums on the Minatoya List to long-term rentals.

Alternative #2 County Purchases Condominiums for Local Residents

The County should purchase all available condominiums directly from the owners at their appraised value. The Maui County Appraiser has done an admirable job of setting the value for every property. Both sellers and buyers must agree to accept this set-valuation without negotiations.

The County will secure funds from banks, mortgage lenders, grants and other financial institutions to be used for providing affordable housing.

The County will hire a team of local Maui realtors to match local buyers with available condominiums. These realtors will offer the County a deep discount on their normal fee to broker these pocket-deals.

The County will arrange contracts, deeds of purchase or rental agreements for local owners. Locals will buy and rent directly from the County.

Thank you for considering my ideas. And please vote to oppose Bill 9.

Mahalo,

Thomas J Victorine
President of the Board of the Makani Sands Condominiums AOA
3765 Lower Honoapiilani Rd #110
Lahaina, HI 96761
Retired Mechanical Engineer
408-315-6743

Guest User

Location:
Submitted At: 12:15pm 06-25-25

Aloha Chair and Councilmembers,

My name is Justin, born and raised on Maui, and I'm writing in strong support of Bill 9 — but more specifically, to speak to a deeper issue that this bill has brought to the surface: the misuse of the U.S. Constitution and so-called "property rights" by those who oppose this law in defense of their short-term rental profits.

what we are witnessing is not a defense of constitutional liberty.
It is the repackaging of entitlement as patriotism, and the use of legal language to justify economic colonization.

—

_ Property Rights or Profit Rights?

Many of the loudest opponents of Bill 9 aren't from here. They bought up apartment-zoned properties over the last 10–20 years, often sight unseen, with the full intent of operating short-term vacation rentals — not to live here, not to raise a family, and not to contribute to the fabric of our communities.

When faced with the possibility that this activity might be brought into compliance with local zoning laws, they don't say:

"We understand this place is suffering, and we're willing to adapt."

They say:

"You can't do this. We have constitutional rights. This is America. You're violating our freedoms."

But their freedom to profit has come at the cost of our freedom to live. Their gain has become our displacement. Their "rights" have become our crisis.

And yet, they invoke the Constitution as if it grants them absolute license to do as they please — with no regard for community needs, emergency declarations, land-use laws, or the moral weight of the current housing emergency.

—

___ The Constitution Was Never Meant to Protect Investment Speculation

The U.S. Constitution protects many things: due process, equal protection, the right to own property.

But it does not guarantee the right to operate an unpermitted business in a residential zone.

It does not promise that short-term rental income will be permanent.

It does not shield an investor from market corrections when a local government lawfully changes land-use policy for the public good.

Bill 9 is not a "taking."

It is a correction of a broken system that has allowed housing for residents to be converted into hotels for tourists — a system that continues to drive local families into homelessness and migration.

The same people crying “constitutional violation” today are the ones who turned their backs when the County asked for help housing fire victims. They refused tax breaks and guaranteed rent programs that would have helped displaced residents — because their bottom line mattered more.

—

_ Words vs. Actions

Let’s talk about integrity.

The STVR opposition often claims:

- “We support the local economy.”
- “We love Maui and respect its people.”
- “We want to be part of the solution.”

But when it came time to act — to open their doors to fire survivors, to participate in legal conversion, to even engage in compromise — they disappeared. Fewer than 10% of owners stepped up.

Where is the love for Maui in that?

They show up to testify wearing aloha shirts and speaking of community, but their actions say:

“We want Maui on our terms, at our profit, and under our rules.”

They claim this bill infringes on their “American Dream.” But in reality, it’s been a Hawaiian nightmare — a steady erosion of housing, culture, land, and dignity under the weight of unchecked speculation.

—

_ Constitutional Rights Come With Community Responsibility

You can’t demand the protection of American law while ignoring the responsibilities that come with it.

If you want to operate a hotel, you follow hotel laws.

If you want to do business, you follow zoning regulations.

If you want to live in a community, you contribute to it — you don’t treat it like a cash machine.

The County of Maui has not acted unconstitutionally. It is correcting a loophole that was exploited for far too long.

Bill 9 will not destroy rights — it will restore balance.

—

_ Conclusion: The Truth Is in the Outcomes, Not the Rhetoric

The opponents of Bill 9 speak of rights, but their version of truth ends where their bank statements begin. Their version of freedom has no room for fairness. Their actions speak louder than their words, and their loyalty is not to this place, but to their portfolios.

Meanwhile, we are still here — raising families, working two or three jobs, fighting to stay on our ancestral lands. We cannot afford to be drowned out by cries of “injustice” from those who refuse to even consider what justice means for us.

Pass Bill 9. The Constitution is not on their side. The people are.

Mahalo,
Justin Rante

Kenneth Carpenter

Location:

Submitted At: 12:09pm 06-25-25

I strongly oppose Bill 9. First of all, it is illegal. The 5th Amendment to the US constitution prohibits "Takings" which is exactly what this is. The Hawaiian Constitution Article 1, section 20 also prohibits "takings" but also "damages" to private property. The legal principle of estoppel also prohibits, in this case, Maui County, from taking away a previous lawful use that has been confirmed multiple times in Maui County ordinances and rulings. Second of all, if the 7000 Maui County property holders claim only \$200,000 in damages, Maui County will have to pay \$1.4 BILLION dollars in damages. If that number doesn't stop you in your tracks, it should. I suspect Maui County does not have that kind of money to pay out to condo owners. How much housing could Maui County build for \$1.4 BILLION dollars.

I strongly suggest you take the emotion out of this equation and look only at the law. Both Kauai and Honolulu have tried what Maui County is proposing and the courts ruled against them. These are precedents that have already set up Bill 9 for failure. If the Council's attorneys are telling you that they have a way to work around these rulings, then I would reach out to new counsel for a second opinion.

Everyone deserves decent housing but forcing Bill 9 into the courts for who only knows how many years, is just kicking the can down the road. You need a better plan to provide affordable housing. You need to start building. Regards, Ken Carpenter

Guest User

Location:

Submitted At: 11:57am 06-25-25

I am a Maui resident and I oppose Bill 9

My condo was purchased in 2009 as my residence and was designated as Hotel/Condo. This was used as a STVR for times I visited family on the mainland, rented for less than 45 days a year. However, because I live and vote in Maui County, I won't be turning it into a long term rental. I oppose Bill 9 because it was ill conceived, housing has been an issue before the Wildfire destroyed so many homes and this is not the answer. Maui County needs a better plan for subsidizing housing.

Use the property and TAT taxes to cover workforce housing costs. Build faster and better homes reserved for locals with tourism dollars. Thank you for considering this Maui resident's testimony.

Guest User

Location:

Submitted At: 11:52am 06-25-25

I strongly oppose Bill 9. I live and I have owned a rental on Maui since 1993, bought as part of my retirement portfolio. If Bill 9 is passed the income I rely on for my daily bread will vanish as will a great deal of revenue from tourism that go into the treasury. So good luck maintaining the programs that support the poorest in Maui and good luck with getting reelected, because you will have lost my vote and according to those I have spoken to a large number of others who live on Mau.

Guest User

Location:

Submitted At: 11:45am 06-25-25

Subject: Strong Opposition to STR Phase-Out – A Devastating Path for Maui

Aloha Chair, Vice Chair, and Committee Members,

My name is Renee Lach, and my sister and I are proud owners of a short-term rental (STR) property in Maui County. A home we purchased from our parents, who lovingly maintained it for nearly 20 years. I'm writing to express my deep concern and strong opposition to the proposed legislation that would phase out over 7,000 vacation rentals.

This proposal is not just about property, it's about people. My family has always approached ownership in Maui with deep respect for the island and its community. There is truly no place on earth more beautiful, and we feel privileged to be stewards of a home here. We've hired a local property manager who has been with us for over 15 years, along with her team of housekeepers, landscapers, and maintenance professionals, many of whom have become like family. In our welcome guide, we share personal recommendations that highlight local gems like Duke's, Bad Ass Coffee, and various island tours and activities. Our guests often tell us that these local touches helped them feel a deeper, more personal connection to Maui. One they simply wouldn't have found in a hotel!

Many of our guests return year after year, including one tenant who has visited every January for 20 consecutive years, two sisters who began coming with their husbands, now return as widows to honor old memories and create new ones. This is the kind of connection that builds lifelong loyalty to Maui and supports countless small businesses.

But here's the truth: the majority of our guests tell us they would not come to Maui at all if shortterm rentals weren't available. Hotels and timeshares don't offer the space, flexibility, or affordability that families and long-term visitors need. STRs are not a threat to tourism, they are part of its evolution. They support the very foundation of the visitor economy and contribute deeply to the character of the community.

The economic consequences of this legislation are staggering. According to research by the Travel Technology Association and Kloninger & Sims: If only Mayor Minatoya's List of STRs are phased out, Maui County would lose:

- \$53.3 to \$91.8 million in RPT, TAT, and GET tax revenue
- \$1.3 billion in economic output
- 7,800 local jobs

If all STRs are removed, the losses jump to:

- \$128.3 to \$280.9 million in tax revenue
- \$2.2 billion in economic output
- 23,000 local jobs

These aren't just numbers, they represent livelihoods, small businesses, and essential services. STR guests spent \$2.2 billion in 2023 in Maui County alone. Across Hawai'i, that figure reached \$11.3 billion and supported 66,000 jobs. What is the County's plan to replace this revenue and protect the local economy and jobs?

Owning in Maui is not without its challenges. We've weathered steep increases in insurance following the fires (nearly 40%), rising maintenance costs, and special assessments (\$30,000 in 2024), all to preserve our property and keep it safe, welcoming, and functional. STR income helps make this possible while keeping local service providers employed. This legislation feels rushed and punitive. Instead of shutting down an industry that has demonstrated both economic and community value, I urge the Council to collaborate with responsible owners to find balanced, enforceable solutions. We are not your adversaries, we want to be part of the answer.

Mahalo for your time and consideration. I respectfully ask you to vote against this legislation and work toward a future that honors the needs of residents, visitors, and Maui's economy alike.

Mahalo,
Renee Lach & Denise Walton

Guest User

Location:

Submitted At: 11:39am 06-25-25

The local government could take head count on how many home owners would want to have a modular home on their property. All payment goes back to the county until it's paid off and then property owner will take ownership of modular home, and then the county will still benefit from the taxes from rent on the modular home

Guest User

Location:

Submitted At: 11:39am 06-25-25

Here's a rewritten version of the testimony from the voice of a 32-year-old Native Hawaiian construction worker, written in plain, direct language. This version keeps the same powerful message but grounds it in lived experience, local identity, and frustration with entitlement and displacement.

—

_ Testimony from a Local Resident in Support of Bill 9

To: Maui County Council – Housing and Land Use Committee
From: Kainoa (Resident, 32, Native Hawaiian, Construction Worker)
Subject: Strong Support for Bill 9
Date: [Insert Date]

—

Aloha Councilmembers,

I work construction. My family is Hawaiian. We've been here for generations.

I'm writing to say I'm in strong support of Bill 9. It's time.

—

We've Had Enough

I work hard. I help build homes here. But I can't even afford to live in one. I sleep in my truck sometimes. I got friends living in tool sheds and tents while thousands of condos sit empty — or worse, full of tourists.

You hear the same story from plenty of us. Locals pushed out while out-of-state owners run mini-hotels in apartment buildings. All legal, they say. But it's not right. They got tax breaks and zoning loopholes while our own people got nothing but eviction notices and broken promises.

—

The Entitlement Is Sickening

These short-term rental owners act like Maui owes them something. Like we should be grateful they hire a few workers and drop money at Foodland. They wave flags, talk about freedom, property rights, the American Dream.

But what about our dreams? What about the freedom to live on our own land?

They say they "support local" — but when the fires happened and they were asked to help, 90% said no. They care until they don't get their way. The moment you threaten their profits, they cry foul. That's not love for Maui. That's greed.

—

These Are Businesses, Not Homes

These STVRs run like hotels:

- Year-round bookings
- Front desks
- Cleaning crews
- Big profits

- Tax write-offs

And while they cash in, I'm out here building homes I'll never afford. My coworker sleeps in his car. My cousin's family is crammed into a garage.

This system is broken.

—

It's Time to Correct the Market

Some people are scared of what will happen if Bill 9 passes. Property values drop? Good. Maybe local people can finally buy. Condos lose income? They'll adjust. Front desks go? So what.

The market will fix itself. Maui will move on. This bill just puts us back on track.

I'm tired of begging for change. I'm tired of watching tourists get oceanfront while I get priced out of Kahului. And I'm tired of outsiders acting like they know better.

—

Do the Right Thing — Pass Bill 9

Bill 9 is fair. It's overdue. And it's the only real step I've seen in years that actually puts us first.

Don't back down. The island is watching.

Mahalo,
Tryson Kaiama
Maui Resident – Native Hawaiian
Construction Worker

Guest User

Location:
Submitted At: 11:21am 06-25-25

I oppose bill 9.

Guest User

Location:
Submitted At: 11:21am 06-25-25

Kathleen Gookin, Kihei
Aloha Chair and Council Members,
Within days of the Lahaina fires, my husband and I DONATED our condo to a mom and her two autistic sons. FEMA wasn't even here yet. One of the boys had a terrible accident in our shower requiring 50 stitches. We had the shower repaired and did not charge them. I know other people that also donated their condos. I oppose Bill 9 because I do not believe it will create affordable housing. In fact, I fear the unemployment it will create and there will be even more homeless people. You should use some of the 65% increase in my property taxes to build affordable housing. I also believe Bill 9 is unconstitutional at the state and federal level.

Guest User

Location:
Submitted At: 11:19am 06-25-25

I oppose Bill 9 for many reasons, I have a legal 1 bdrm short term rental in Kihei that employs a property manager and a cleaner I pay taxes and it makes it affordable for tourists who don't make the huge dollars to come and see beautiful Kihei, instead of staying at the expensive resorts which most normal people cant afford.. Being a small one bedroom its not a property for families. Its one on the Minatoya list and should be more of a permanent short term rental. Between taxes and income for tourists and employing 2 residents it helps the

economy on Maui. I respect and have many friends who have lived on Maui for decades or were born there and it is a tough situation but in my mind it's clear. /continue to build homes only to be purchased by the residents of Maui and don't add anymore short term rentals.

Lore Menin

Location:

Submitted At: 11:17am 06-25-25

Aloha Chair and Councilmembers

My name is Lore Menin. I own a few short-term vacation rentals in apartment-zoned buildings here on Maui. I'm writing to say I support Bill 9, and I think it's time we make this change.

I didn't always feel this way. Like many owners, I bought my units to rent out short-term. It helped pay the bills and gave me some flexibility. But I've watched what's happened to Maui these last few years—especially after the fires—and I can't ignore it anymore.

There are too many families with no homes. Too many workers living in cars. Too many locals being pushed out.

—

I See the Bigger Picture Now

I know people are worried—about property values, maintenance fees, and what happens next. But the truth is, the market will adjust. People will sell. Some of us will convert to long-term. Condos will drop the front desks if they need to. We'll move on.

This isn't the end of the world. It's the end of a loophole.

These vacation rentals have been operating like businesses, but they're in buildings meant for residents. We make money, write off expenses, and get tax breaks. Meanwhile, the people we hire—cleaners, handymen, landscapers—can't even afford a room to sleep in. That's not right.

—

Most of the Owners Aren't Even Here

Let's be honest—most STVR owners don't even live on Maui. They live on the mainland and just want their ROI. When the County offered fire victim housing plans, almost nobody signed up. We all had a chance to help, and 90% of owners said no.

It's time to stop pretending this is about supporting locals. It's about protecting profits.

—

I'm Ready to Sell or Convert

I've already started looking at long-term options. I'm ready to sell some units or rent them to local families. It won't be as profitable, but it will feel a lot better. And I know I'm not the only one.

Please pass Bill 9. Some of us are ready. It's time for the rest to follow.

Mahalo,
Lore Menin
STVR Owner – Maui
Kihei Resident

Edward Codelia

Location:

Submitted At: 11:12am 06-25-25

Aloha Chair and Councilmembers,

I submit this testimony in strong support of Bill 9, which will remove short-term vacation rentals (STVRs) from apartment-zoned properties, including those previously grandfathered under the “Minatoya list.”

In response to the destruction in Lahaina and Kula, Governor Green declared a State of Emergency on Housing. Thousands of residents remain displaced and overcrowded in unsafe, non-conforming housing, while STVRs sit idle or continue operating as de facto hotels in apartment buildings.

Despite County and State efforts—including tax incentives and guaranteed above-market rent offers—over 90% of STVR owners refused to house local families, proving these units are not part of the housing solution.

That’s because over 90% of STVR owners are out-of-state investors who have no stake in the community beyond extracting returns. They rejected public offers that would have helped displaced residents because tourist profit margins were more attractive.

These units are commercial operations in residential zoning:

- They operate year-round at 50–80% occupancy
- Claim tax write-offs and depreciation as business expenses
- Compete with hotels while avoiding commercial regulation
- Often retain front desks, concierge services, and cleaning crews
- Are financed with cash or costly commercial-style loans (condotels)

STVR owners claim to “support local jobs,” but their housekeepers sleep in cars and their handymen can’t afford rent. That is not support—it’s exploitation.

Opponents of Bill 9 warn that property values might decline, maintenance fees might rise, or financing might become more complex. That’s not a crisis—it’s the cost of correcting a distorted, speculative market.

Maui’s market will correct—and that’s a good thing.

Once Bill 9 is approved, the County will move forward with:

- Targeted enforcement
- Policy updates aligned with zoning intent
- Support for condo AOA transitions

Condo associations will have the opportunity to eliminate front desk check-ins, adjust bylaws, and return to being residential communities rather than pseudo-hotels.

These are manageable shifts, and the County is fully capable of supporting a lawful, phased transition.

Bill 9 Is a Moral and Legal Imperative, approach deliberations with that mindset.

This bill:

- Ends the misuse of residential zoning for commercial gain
- Reinforces the Governor’s emergency housing directive
- Prioritizes residents over absentee speculation
- Aligns land use with long-term community wellbeing

If STVR owners refused to help during a disaster, they should not be allowed to profit during recovery. This is a moment for the County to lead with courage.

Pass Bill 9. The time to restore housing to the people of Maui is now.

Respectfully,

Edward Codelia

Guest User

Location:

Submitted At: 11:10am 06-25-25

I oppose Bill 9. My husband and I have been full time Hawaii residents for 38 years. We have owned our condo at Kamaole Sands (two bedroom) for 39 years.

We have always used on site management for our condo. It has always been run like a hotel and it would not work for a long term rentals with only one parking spot and no off street parking. The maintenance fees are extremely high due to the upkeep of the hotel amenities offered. We even have the front desk hooked to our telephones in the units like a hotel would have. The rent that would have to be charged for an owner to even break even would be more than most of the people looking for long term housing could pay. All of the long term apartments/condos that were built just before or since 1986 do not provide the pools, tennis, gyms, etc. and beautiful grounds that our hotel condo does. Kihei Villages as well as Keonakai Village were built for that purpose as well as Kihei Shores, Pacific Shores and many others. They all offer several parking spaces per unit. So many housekeepers, maintenance and managerial jobs will be lost as well as so many local businesses. The county will also be losing so much tax revenue that is greatly needed and hopefully you would not put an extra burden on the already over-taxed citizens.

Please, please do not pass Bill 9!!!

Guest User

Location:

Submitted At: 11:07am 06-25-25

I oppose this bill.

Guest User

Location:

Submitted At: 11:05am 06-25-25

Maui does need more affordable housing for our local residents. However, this bill will actually exacerbate the problem by reducing employment, local businesses, and tax revenues, while providing few additional affordable units.

There are better solutions to our housing shortage. The most obvious and efficient is to require affordable housing be included as a provision for building more luxury housing, which seems to be quickly approved and constantly growing across Maui.

Let's find a real solution instead! Our neighbors deserve so much better than this deeply flawed bill.

ALLAN APREA

Location:

Submitted At: 10:51am 06-25-25

Tourism is the biggest driver of the economy in Maui. Changing the rules to force longer term rentals will devastate an economy that is already reeling from the fires and from all of the red tape slowing the rebuilding process.

Guest User

Location:

Submitted At: 10:46am 06-25-25

Strongly oppose Bill 9.

Guest User

Location:

Submitted At: 10:45am 06-25-25

Aloha, my name is Roy Martin and I am an owner of a condo in Kihei for over twelve years; paying taxes to Maui as a legal short term rental owner. I am strongly opposed to this bill because I do not think it will open up new housing to local residents that would be adequate or desirable to those seeking long term residence. At the present time there are numerous long term rental options that are empty because they are not suitable or too far from West Maui. If this bill is passed, there will be more condos that will not be rented, it will negatively impact the local economy and it will not achieve the stated goal of housing Maui residents. Thank you for your time and consideration.

Guest User

Location:

Submitted At: 10:40am 06-25-25

It saddens me that Maui has created such a hostile environment in what truly used to seem like paradise. While I know the history of Hawaii is complex I also know that it is now 2025. While we can honor the past, we must live in the present.

Those in favor of this bill seem blame STRs for a housing shortage - it is unfortunate that these rental condo owners are being villainized when again, many complex layers have led to housing challenges a key one is the reduction in new home construction in the last 20 years. It seems that today many affordable condos are on the market, yet I don't see them being purchased in timely fashion or even rented. Current rental inventory indicates that currently, there are 106 homes for rent in Maui for under \$3,000/month - this seems quite affordable. Why isn't the local population taking advantage of these opportunities?

The economy is always a key concern - I know that STRs employ many locals and support a myriad of businesses. Two of the entities that help me care for my home oppose this bill but are too afraid to speak out because of "bullying" behavior from those that support it.

Finally, I am not a bad person because I do not reside in Maui all year long. Just like many areas of the USA people own homes/rentals - this is not a unique trend or situation. Maui, Hawaii is a part of the USA not some isolated country. It's disheartening that again, we are being looked at as "less than" when we love this place as well. Maui has been a second home to us for over 30 years - it has always been welcoming and kind until COVID, that's when we felt the shift. Since then it seems that someone grabbed hold of the steering wheel and took things off course. Of course, the fires only made things worse.

It's unfortunate that an entity has done so much damage to relationships and ultimately divided a community. It's unfortunate that despite repeated studies Maui somehow thinks that the economy won't suffer with a ban on STRs. STR owners are already paying a huge price in increased taxes and are happy to do so for the betterment of the community.

I know the former AG of Hawaii spoke about how this bill is unconstitutional. It seems strange to me that you would continue to pursue it from that standpoint. It's even more perplexing that you would pursue it knowing how this issue has brought so much negativity to the surface. It is my hope that you, as leaders, will find a place that allows for respect and harmony. Decreasing the value of my property and others will only ensure that this conversation takes place for many, many years and in the end, I don't see how Maui isn't left with a large bill and no real solution.

I firmly oppose Bill 9.

Guest User

Location:

Submitted At: 10:39am 06-25-25

I oppose Bill 9

Guest User

Location:

Submitted At: 10:38am 06-25-25

I oppose bill 9. I feel that tax dollars should go to other housing options such a modular homes like Continest & Boxbl.

If the local or state government provides a modular home or even has a financing program for home owners that have space on their property to put a modular home on, not only does it give one person a place to stay but it would generate income for a local family as well

Not to mention, let's say a local family was reliant on the income of a STR, if they're no longer allowed to rent short term and it forces them to sell, more than likely an investor with an abundant amount of capital will buy the property and hold on to it and it will then further the gap from allowing anyone else to buy it.

Guest User

Location:

Submitted At: 10:32am 06-25-25

Aloha Council Members,

My name is Lani, and I am writing to you not as a big investor or a corporation — but as a person born and raised on Maui. I am a resident, a worker, and someone who loves this island deeply. I make my living in this industry — I work hard every day as part of a local team of handymen, housekeepers, booking agents, and service providers. This is not just a job. This is my livelihood. This is how I survive. This is how I give back to my community.

We are not pro-STR — we are pro-local.

This bill, while it may appear to target short-term rentals, really targets the lives of local residents like me who depend on this work. We are the backbone of this industry, and we are asking — begging — not to be forgotten.

Hotels are not the answer. The profits from those businesses leave the island. The shareholders don't live here. They don't care about our roads, our schools, or our grocery bills. But we do. I do. When STR income stays in the hands of local families, it supports us. It keeps our kids in school, our elders cared for, and our culture alive.

This bill, as it stands, would take away the opportunities I've built with my own two hands. Please don't take that from me. I've worked too hard, and I love Maui too much, to be pushed aside in favor of outside interests.

This is not corporate vs. STR. This is corporate vs. us. We are the people. We are the workers. We are the community. We live here. We love here. We serve here.

I am standing up not just for myself, but for my coworkers, my neighbors, my friends — all of us who depend on this work to live with dignity in the place we call home.

Please don't take away the few options we have left. We are asking you to stand with locals — not against us.

With deepest respect,
Maui Resident, Local Worker, Community Member

Guest User

Location:

Submitted At: 10:31am 06-25-25

Robert McCann - On Moloka'i - Owner of a Condo and paid taxes for over 25 years.

This legislation is going to destroy Maui County's economy as well as Molokai's.

The only 2 facilities on Moloka'i affected are not near any residential area and there is no demand/need for 1-bedroom accomodations fo Moloka'i families. The Short Term Rentals are what brings in the tourists that sustain Molokai's economy. Without them ther are no other jobs to sustain our economy. Please don't be politally STUPID!

Guest User

Location:

Submitted At: 10:28am 06-25-25

I oppose bill 9

Guest User

Location:

Submitted At: 10:28am 06-25-25

I strongly oppose,

Guest User

Location:

Submitted At: 9:32am 06-25-25

I am strongly opposed to Bill 9

Guest User

Location:

Submitted At: 9:16am 06-25-25

I strongly oppose Bill 9

Guest User

Location:

Submitted At: 9:07am 06-25-25

My name is Joseph. My family and I are condo owners and part time residents on Maui. I have family in Hawaii and have >25% Polynesian ancestry.

Unpopular as this may sound... is Hawaii part of the United States or not? Young adults today who grew up in LA, SF, Chicago, NY, Miami, much less London, Paris, Tokyo... likely can not afford to live in the same cities their parents and grandparents raised families in. This phenomenon is not specific to Maui. So what do these people do to survive (as many of us have)? Earn more money, get higher education, and/or move to places that they can afford. Does this universal human concept of doing what's best for yourself and your family not apply to Maui? I know the history of Hawaii is tragic. But so is the same tragic history and sad story of all people colonized by another country throughout the world and throughout history. It sucks and it's truly sad, but it's really neither right nor wrong, this is just the nature of our species and the world we live in. I do believe Hawaii is special, obviously. But how long does the entitlement go on for? Many condos were left unoccupied under the FEMA program. Locals didn't want them for free (especially on the south side) and now do we think they'll want to pay for it? There needs to be smart policies and programs created that can actually benefit the local people. The question is not only does the "workforce" really want a small condo along with all the high costs (mortgage, rent, AOA fees >\$1500) associated with it... but also, will these same people still be able to maintain the same level of income now that they have a condo that was once and no longer a source of income for many?

Guest User

Location:

Submitted At: 11:00pm 06-24-25

Aloha,

My name is Bryan Zimmerman, and I have been a resident of Maui since 2010. I am writing today in support of the passage of Bill 9. I have watched or attended most of the testimony offered on this bill, and felt compelled to share my thoughts and opinion on this matter.

First of all, I believe this is a zoning correction that will positively affect multiple issues we are facing on Maui. While I agree with the opinion that this bill will not "solve" the housing crisis we have been in, I do believe it will help to reverse the skyrocketing property values on the island, and will also help reverse the out of control level of tourism I have personally witnessed in my 15 years of living in Maui. We were being literally overrun by the amount of tourists on the west side leading up to the pandemic, and we were returning to that level leading up to the fire.

I have patiently listened, as you have, to the repeated arguments of opponents to this bill. A few opponents of Bill

9 mentioned the town of Breckenridge, Colorado, and the failure of attempts to curb STRs there. They are correct, proving the point they are arguing against. I lived in Breckenridge from 1998 until relocating here in 2010, and was priced out of the long term rental market during the last five years I lived there. I do not know a single person from my 12 years residing there that still lives within 30 miles of the Breckenridge town limits today. I believe rampant STR saturation is the number one reason for this. And I have watched with sadness as I have seen the same scenario play out on the west side in Maui over the past 15 years.

I listened to several opponents to Bill 9 testify that “like it or not, tourism is our lifeline here on Maui, and this is just the way it is, and trying to change that is going to be catastrophic.” I disagree with that argument with every bone in my body. All the talk about job losses, economic collapse, tax revenue losses, the threat of lawsuits... I think you know the real reason for all of these outlandish claims and threats. These folks are going to lose their exploitative, non community minded income generating business models that suck up our resources and our housing stock. They talk about compassion and compromise, but are willing to do neither themselves.

My girlfriend and I took a huge risk in 2018, exhausting our combined savings and taking out a 400k loan to buy a 1000 square foot condo in Lahaina for half a million dollars. We did this because we LOVE this community, saw the writing on the wall, and believed this was going to be our only chance to own a home in Lahaina. And unfortunately, we were correct. Today, those same units in our complex are on the market for over 800,000 dollars. Our building was destroyed in the Lahaina fire, and our only hope for remaining on Maui is if our place can be rebuilt before our FEMA assistance expires.

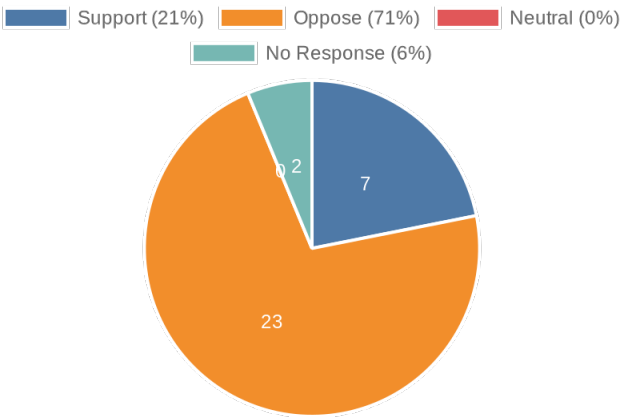
I could go on and on, but I won’t take up any more of your time. I believe the opponents of this bill make the most compelling arguments as to why it should be passed. Please vote to ratify Bill 9, and many mahalos for taking the time to read my testimony.

Sincerely,

Bryan Zimmerman

Agenda Item: eComments for HLU-4 Bill 9 (2025) BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)

Overall Sentiment



Guest User

Location:

Submitted At: 3:55pm 06-25-25

S.T.R. – Stealing Tomorrow's Roots

Explanation:

- Stealing – because it extracts from communities without replenishment
- Tomorrow's – because it undermines future generations' chance to live here
- Roots – because it displaces those with ancestral, cultural, and working-class ties to the land

STRs do not just take housing—it Steals Tomorrow's Roots. And we're done letting it.

Taking possession of two of anything when you only need one—while someone else has none—is a form of structural greed that violates the basic ethics of equity, empathy, and shared survival.

At its root, it's a breach of pono (moral balance), kuleana (responsibility), and aloha (love and respect). Whether it's food, housing, or land, this behavior elevates excess over justice and personal gain over communal well-being.

It echoes this timeless ethical truth found across cultures:

"If you have more than you need, build a longer table, not a higher fence."

To turn any extra supply of something like housing that you don't actually need to survive into a commodity, while others go without basic needs isn't just selfish—it's a quiet form of violence against the commons.

Not as a religious reference due to the important separation between church and state, but simply as literary quotes reflecting timeless moral codes shared by billions worldwide, I'm going to leave these quotes here:

1. "Truly I tell you, just as you did it to one of the least of these who are members of my family, you did it to me."
– Matthew 25:40
2. "But when you give a banquet, invite the poor, the crippled, the lame, and the blind. And you will be blessed, because they cannot repay you."
– Luke 14:13–14
3. "But woe unto you that are rich! for ye have received your consolation."
– Luke 6:24 (KJV)
4. "If you wish to be perfect, go, sell your possessions, and give the money to the poor, and you will have treasure in heaven; then come, follow me."
– Matthew 19:21
5. "At his gate lay a poor man named Lazarus, covered with sores... the poor man died and was carried away by the angels to be with Abraham."
– Luke 16:20–22
6. "Foxes have holes, and birds of the air have nests; but the Son of Man has nowhere to lay his head."
– Matthew 8:20
7. "Blessed are you who are poor, for yours is the kingdom of God. Blessed are you who are hungry now, for you will be filled."
– Luke 6:20–21
8. "It is easier for a camel to go through the eye of a needle than for someone who is rich to enter the kingdom of God."
– Mark 10:25
9. "My house shall be called a house of prayer; but you are making it a den of robbers."
– Matthew 21:13
10. "Take care! Be on your guard against all kinds of greed; for one's life does not consist in the abundance of possessions."
– Luke 12:15
11. "Blessed are the meek, for they will inherit the earth." — Matthew 5:5

12. "Blessed are the poor in spirit, for theirs is the kingdom of heaven." — Matthew 5:3
13. "Blessed are you who are poor, for yours is the kingdom of God." — Luke 6:20
13. "But the meek shall inherit the land, and delight themselves in abundant prosperity." — Psalm 37:11
14. "But many who are first will be last, and the last will be first." — Matthew 19:30
15. "All who exalt themselves will be humbled, and all who humble themselves will be exalted." — Matthew 23:12
16. "He has brought down the powerful from their thrones, and lifted up the lowly; he has filled the hungry with good things, and sent the rich away empty." — Luke 1:52–53
17. "God opposes the proud but gives grace to the humble." — James 4:6

Guest User

Location:

Submitted At: 3:30pm 06-25-25

STR Bill 9 Maui

Testimony in Support of Bill 9 (Maui STR Phase-Out)_Aloha e I_hui the people's County Council

O M___ Kawaakoa ko_u inoa no Mauinuiakama mai au o H_makualoa ko_u one h_nau o Haleakal_ ka_u mauna o Maliko ko_u kahakai, He kanaka k_ko_o i ka po_e hune and I testify today:

As a lineal descendant disconnected through colonization,_As a member of a stolen and occupied nation,_As a houseless outreach advocate who walks daily with our most vulnerable,_As a resident who was houseless for a month, and who now pays \$5,000 a month committed to my kuleana to stay housed in my own homeland—I am here to urge you to pass Bill 9.

I support this bill because I believe in the kuleana of restoration—not just for land, but for people, for families, and for our future generations. Bill 9 is not just about short-term rentals. It's about long-term survival for those who have been systematically pushed to the margins.

I speak for Lahaina who has lost so much more than just homes, for those whose homes were bought out from under them, whose rents quadrupled overnight, whose children sleep in tents just minutes away from luxury condos that sit empty half the year. You cannot say you care about our housing crisis and then protect 6,000+ units that were never built for tourists in the first place.

These STRs were apartment-zoned for residents, not profit.

We've tried playing nice with the system. It is unjust that we have to beg, bargain, and hope for solutions that center our people. Instead, we watched Lahaina burn, only to see developers salivate over land our ancestors are buried in. We watched housing turn into commodities, and community get swallowed by greed.

Now we're told Bill 9 will hurt the economy. But let me ask you this:_Whose economy are you protecting?_Because the economy of kanaka, k_puna, and keiki—living paycheck to paycheck, or unsheltered on county land—is already shattered.

I support Bill 9 because we cannot fix this housing crisis without bold, corrective action. These STR units are part of the problem. As representatives of our people return these homes for their intended purpose: to house our people.

Even if only 10% convert to long-term rentals—that's hundreds of homes. Homes for teachers, k_puna, fire survivors, and yes, the Maui Community who still deserve dignity and doors they can call their own.

We don't want handouts. We want our fair share of what was stolen from us. We deserve the right to thrive in our homelands.

So I ask you to vote not with fear, but with mana and courage._Vote not for investors who don't even live here—but for the families struggling to stay._Vote for Lahaina. Vote for the lahui.

Pass Bill 9. Please start doing the right thing for the people. Your decision will make a huge impact on many of our lives.

Mahalo.

Guest User

Location:

Submitted At: 3:13pm 06-25-25

A person from Lahaina Strong just testified (as the last testifier) and had a multi-page document. She said they made a visit to every complex on the Minitoya list. She said only 8 or 9 had offices, all were built for residential use prior to being used for short term rentals. I am only familiar with 2 complexes, Hale Kamaole and Kamaole Sands, and both have offices open every day. I find it hard to believe that there are only a few more.

She also said they looked at the original documents for each complex. Exactly the type of study that should have been done by the County, or at least a neutral party. I don't trust that the only information the council receives of this type came from a very biased perspective.

I cannot believe that the county did not do a study itself of this type. Shows a lack of interest in having factual information.

I implore the county that prior to making a decision on this bill, the county do it's own study of these items.

I have owned a condo in Kihei since 1984, and there have only been a handful of full time residents at our complex. And they have been owners who previously rented their units as str's and move there full time when they retired. Most of our complex owners know each other as neighbors; but it has never been a place where local Maui residents lived as a community.

I'd also like to let you know that prior to the internet (around 1999-2000), we advertised our unit in a local newspaper and through the travel agent main book (kind of like a nationwide phone book). The unit was rented out about the same as after the internet and vrbo (I have one of the lowest numbers, we were one of their first 8,000 customers. Now they have hundreds of thousands...)

Our complex has historically had owners of middle class families. No owners own 5 or 6 or 20 units. Most have a single unit, some have two (one to rent, one to live in) and there may be one with three. I'm not sure how the proponents of the bill got the idea that we are all billionaires who own many units. We don't make a profit, though our condo was paid for by tourist rentals. It has appreciated a lot, but you have not made that profit until and unless you sell, which we have no intention to do.

I think a great point is made that the County could purchase the ones that have been sitting on the market and not selling. Maybe pay the amount they are assessed at; the amount which we are paying taxes on. The condos in our complex have dropped about 25% in sales price in the last year, and are still not selling. Plus, when we purchased ours, it was very affordable. It could have been purchased by a Maui resident, but was not. I know of at least 7 units in Kihei that were approved for FEMA rental after the fire, that were never rented. It was said that the Lahaina people did not want to live in Kihei. Why would they want to live here now? There are plenty for rent long term in Kihei that are not even rented.

I want to say that it is very disheartening to listen to the testimony. I feel very sorry for the people who need homes. I'm brought to tears as you are. But I just don't think Bill 9 will solve the problem. Plus, I've heard one to many times today that we are no longer welcome on Maui (if we ever were.) It's kind of like, don't come here, but just send your money. I provided my condo free of charge after the fire, nobody ever called me and asked me to. I asked if it was needed. I could not rent long term as we spend months at a time in our unit; and we were scheduled for a major plumbing renovation within the next 18 months. I donate regularly to the Maui Food Bank and Humane Society (and no longer to Maui/Lahaina Strong).

I feel vilified and unwelcome. But I am not going to give away my condo, which seems to be what is being asked of us. Sounds like some would like us to sell for the price we paid, 5, 10, 15, 20, or in my case, 40 years ago. That is unrealistic. That is not going to happen.

Guest User

Location:

Submitted At: 3:03pm 06-25-25

My name is Hayden Pogni and I strongly oppose Bill 9 because it will significantly hurt local Lahaina residences and businesses. I had a LEGAL VACATION RENTAL in Lahaina, most of the handymen, plumbers, landscapers, cleaners who were LOCAL families depended on STR's. Visitors want the freedom to choose to stay in a Legal Vacation Rental due to the kitchen and space they offer for their families. This enables visitors shop at local

grocery stores. There's no evidence this bill will lead to more long-term rentals—but there's guaranteed economic harm to jobs and families. New York implemented a similar law, the result was little to no effect on the housing issue and resulted in a significant loss of income to the city. Most of the properties on this list are either multi-million dollar properties which are unrealistic for long term rentals or older condos which has undergone so many special assessments causing the maintenance fees to be \$1500 to \$2000 per month which is unrealistic on top of rent or mortgage payments for local families. Not to mention legal STRs pay for 80% of the roads budget for Maui county and 20% of the entire real property tax budget. In addition this is a legally codified use, condo declarations allow for TVR use and was approved by the County when built. These are Gestapo tactics and should not be imposed on hard working local business owners. The real problem is county restrictions on housing. Allow more tiny homes on people's properties, allow more than one stove per single family homes leading to duplex style living. Allow more Ohanas to be built, etc instead of attacking local business owners. Many people forget that a STR is not a home but a business that people have spent their life savings on.

Guest User

Location:

Submitted At: 2:56pm 06-25-25

At This Point I am Posting as Anonymous, if Bill 9 passes as written:

If so: HOA's must be allowed the permit/administrative freedom to shut down STR-like vacation guest services/expenses such as demolition of pools, decks, fencing, landscaping, groundskeeping, on-sight management, on island representation and possibly other basic combined services charge to owners (electric, cable etc). Also the ability to cancel all solar generation leases and convert those solar utilities to direct ownership rather than to offshore investors. Current STR tax rates should be reduced to a lower modified from STR tax rates to non-residential owner occupied tax rates. Guarantee all taxes previously collected and earmarked/appropriated for affordable housing be specifically disbursed, tracked and audited to make actual affordable housing occur or returned with interest to the STR owner.

Pass a referendum for the ban and the use of online platforms (such as Airbnb et al) in the future to promote short term or even hotels accommodations marketed to prospective vacationers or even long term renters. Promote Maui without the use of online platforms.

Guest User

Location:

Submitted At: 2:37pm 06-25-25

Aloha Chair Kama, Committee members and fellow residents,

I'm respectfully testifying to point out that it makes absolutely no sense for AOA operators in Ma'alaea to pocket the probably five-or-six-figure-per-day total revenue from 200-300 STRs in one tiny village, while avoiding more than an estimated \$1,437,345 per day in fines per day for illegal discharges by condo AOAs operating 21 nearshore injection wells that legally require NODES permits because they constitute direct discharges to the ocean by all metrics of the 2020 Lahaina Supreme Court decision, which gives citizen lawsuits astronomical power, with only the maximum penalty fines of over \$68K per injection well per day in 2025 limiting potential liability.

The hard work of nearshore injection well accountability is already complete with the favorable SCOTUS decision - a new citizen lawsuit simply enforcing the decision is a lot more simple.

I'm sharing this information to make two very important points:

1. The people of Maui have been extremely patient with this particular illegal cluster of privately-operated injection wells where DLNR describes "total system collapse" of the reef, and the SCOTUS decision requires accountability. Patience is running out.
2. ANY US citizen with 13 envelopes and sheets of paper, a computer and printer, and a pen to sign can follow the below guidance to send the 13 registered US mail letters via registered mail with confirmation of deliver described below that would initiate a citizen suit process timeline, with a 60-day notice window to allow EPA or DOH to enforce first.

I'm not a lawyer and the below is only 100% unverified online research by a citizen activist. That's not the point. The point is that any member of the public — including those of us with the very least — has been granted huge leverage to escalate this fundamental disagreement over the future of Maui, if they are not happy with the outcome of Bill 9 deliberations.

Knowledge is power, so Bill 9 supporters —consider yourself empowered!

Aloha

FROM: [your name]
[your email]

DATE: 6/25/2025

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

TO: Defendants

Ma_alaea Banyan AOA
Ma_alaea Kai AOA
Island Sands AOA
Lauloa AOA
Milowai AOA
Kanai A Nalu AOA
Makani A Kai AOA
Ma_alaea Mermaid AOA
Ma_alaea Yacht Marina AOA
Hono Kai AOA

AND COPIES TO:

Lee M. Zeldin, Administrator
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue NW
Washington, DC 20460
(202) 564-4700

Martha Guzman, Region IX Administrator
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, CA 94105

Dr. Kenneth S. Fink, Director
Hawai_i Department of Health
1250 Punchbowl Street
Honolulu, HI 96813
(808) 586-4410

—

RE: 60-Day Notice of Intent to File Suit Under the Clean Water Act for Unpermitted Underground Injection Well Discharges in Ma_alaea, Maui

Dear Recipients:

This letter constitutes formal notice, pursuant to Section 505(b) of the Clean Water Act, 33 U.S.C. § 1365(b), of my intent to file suit for ongoing discharges of pollutants into navigable waters from underground injection wells

operated by the above-listed condominium associations. These discharges have occurred without requisite NPDES permits since the Supreme Court's decision in *County of Maui v. Hawai'i Wildlife Fund*, 140 S. Ct. 1462 (2020), and continue to this date.

Extensive monitoring data indicates multiple exceedances of Hawai'i's Marine Water Quality Standards—including Total Nitrogen up to 1,594x the HAR limit and Total Phosphorus up to 1,320x — posing serious threats to the environment and local coral reefs.

Should the violations not be addressed within 60 days, I intend to file a citizen suit in U.S. District Court for the District of Hawai'i, seeking injunctive relief, civil penalties (up to \$68,445 per day per violation), and recovery of legal fees and costs.

I remain open to discussing possible remediation or settlement within this period.

Sincerely,
[your name]

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF HAWAII

CIVIL ACTION FOR VIOLATIONS OF THE CLEAN WATER ACT

Plaintiff: [your name]

Defendants:

1. Ma'alaea Banyan AOA
190 Hauoli Street, Wailuku, HI 96793
2. Ma'alaea Kai AOA
70 Hauoli Street, Wailuku, HI 96793
3. Island Sands AOA
150 Hauoli Street, Wailuku, HI 96793
4. Lauloa AOA
100 Hauoli Street, Wailuku, HI 96793
5. Milowai AOA
50 Hauoli Street, Wailuku, HI 96793
6. Kanai A Nalu AOA
250 Hauoli Street, Wailuku, HI 96793
7. Makani A Kai AOA
300 Hauoli Street, Wailuku, HI 96793
8. Ma'alaea Mermaid AOA
20 Hauoli Street, Wailuku, HI 96793
9. Ma'alaea Yacht Marina AOA
30 Hauoli Street, Wailuku, HI 96793
10. Hono Kai AOA
280 Hauoli Street
Wailuku, HI 96793

COMPLAINT

Plaintiff, [your name], by and for his Complaint against the above-named Defendants, alleges as follows:

I. INTRODUCTION

This is a citizen suit brought under Section 505 of the Federal Water Pollution Control Act, commonly known as the Clean Water Act ("CWA"), 33 U.S.C. § 1365. Plaintiff seeks civil penalties and injunctive relief for unauthorized discharges of pollutants into waters of the United States by Defendants, who own and operate injection wells at condominium properties in Ma'alaea, Maui, Hawai'i. These wells are functionally equivalent to direct discharges without the required National Pollutant Discharge Elimination System (NPDES) permits.

II. JURISDICTION AND VENUE

This Court has subject matter jurisdiction under 33 U.S.C. § 1365(a) and 28 U.S.C. § 1331. Venue is proper under 33 U.S.C. § 1365(c)(1) because the source of the alleged violations is located within this judicial district.

III. PARTIES

Plaintiff [your name] is a resident of Maui, Hawai'i and has been harmed by the degradation of nearshore marine ecosystems caused by nutrient, pathogen and other pollution from Defendants' unpermitted discharges.

Each Defendant AOA owns and operates two underground injection wells for disposal of treated domestic wastewater on its property in Ma'alaea, Maui.

IV. VIOLATIONS

Each Defendant has violated the Clean Water Act by operating injection wells that discharge pollutants functionally equivalent to a direct discharge to the Pacific Ocean without an NPDES permit. The violations began at least as early as April 23, 2020—the date of the Supreme Court's ruling in County of Maui—and continue to the present.

V. PENALTIES

Under 33 U.S.C. § 1319(d) and 40 C.F.R. § 19.4 (2025), Defendants are subject to a maximum civil penalty of \$68,445 per day, per violation.

- 9 AOAs each have 2 injection wells = 18 wells
- 1 AOA (Ma'alaea Kai) has 3 injection wells
- Total wells = 21
- Violation period = 1,889 days since SCOTUS ruling until 6/25/2025
- Maximum daily penalty = \$68,445 per well

—

Penalty Calculations:

- Per well:
 $1,889 \text{ days} \times \$68,445/\text{day} = \$129,337,605$
- Total for 21 wells:
 $21 \times \$129,337,605 = \$2,716,089,705$

—

Total maximum Clean Water Act penalty:
\$2,716,089,705

(based on 21 unpermitted injection wells across 10 condominium properties)

VI. RELIEF REQUESTED

Plaintiff respectfully requests that the Court:

1. Declare that Defendants are in violation of the Clean Water Act;
2. Enjoin further unauthorized discharges and order immediate compliance with NPDES requirements;
3. Assess maximum civil penalties against each Defendant;
4. Award Plaintiff costs, including reasonable attorney fees; and
5. Grant any other relief the Court deems just and proper.

How to Execute a Clean Water Act Citizen Lawsuit

1. Prepare and Send a 60-Day Notice of Intent to Sue

- Who to Notify (via certified mail):
- Each violating party (e.g., AOAOs)
- Administrator of the U.S. EPA
- Regional EPA Administrator (Region IX for Hawai'i)
- Director of the Hawai'i Department of Health (DOH)
- Contents of the Notice must include:
- Name and contact info of the complainant
- Description of the violations (dates, pollutants, monitoring results)
- Legal basis under 33 U.S.C. § 1365(b)
- Specific facilities involved
- Relief sought (penalties, injunctions)
- Wait 60 Days from the postmark date to give EPA or DOH a chance to act.

2. Draft and File the Complaint in Federal Court

- Court: U.S. District Court for the District of Hawai'i
- Parties: Include plaintiff and all violating AOAOs as named defendants
- Complaint Must Include:
- Jurisdiction and venue (under 33 U.S.C. § 1365 and 28 U.S.C. § 1331)
- Standing (how you're harmed - physically, emotionally, mentally)
- Summary of violations
- Requested remedies (civil penalties, injunction, legal costs)
- Attach the original 60-day notice letter as an exhibit
- Filing Fee: \$405 (as of 2025)
- File in Person or Online:
- In person: Clerk's Office, U.S. District Court, 300 Ala Moana Blvd, Honolulu, HI
- Online: <https://www.hid.uscourts.gov> via CM/ECF (if you have an attorney or court-approved pro se e-filing access)

3. Serve the Complaint and Summons

- Within 90 Days of Filing:
- Serve each defendant AOAO via certified mail or personal service (as per FRCP Rule 4)
- Also serve EPA Administrator, Regional EPA, and Hawai'i DOH again
- Include:
- Stamped copy of the complaint
- Civil cover sheet
- Summons (issued by the clerk of court)

4. Monitor Responses and Litigation Timeline

- Defendants must respond within 21 days after service
- Court will set a scheduling conference
- You may be required to attend early settlement conferences or discovery

5. If you can't afford the \$405 filing fee to bring a Clean Water Act citizen suit, you may apply for "in forma pauperis" status. This allows you to file without paying court fees by submitting a financial affidavit (Form AO 239). If approved, you can proceed with your case at no cost, and the court may even serve the defendants for you.

Guest User

Location:

Submitted At: 2:05pm 06-25-25

Aloha Maui Council,

I strongly oppose Bill 9 for the reasons that opponents have outlined: loss of 1800-2000 jobs, negative impact to the local economy including a \$900 million decline in visitor spending, loss of nearly \$60 million in annual property tax revenue, and the long/expensive legal fights that will ensue in the courts for years.

The affordable housing crisis cannot be ignored but STRs are not affordable housing. We need housing, but creating other disastrous and expensive economic and legal issues with Bill 9 is not the answer to Maui's crisis. Please think long-term as well as short-term for solutions.

Mahalo

Guest User

Location:

Submitted At: 1:33pm 06-25-25

Aloha,

Thank you for accepting my testimony today.

I was born and raised in Maui.

I am a fiancé, a daughter, a sister and a small business owner.

I have been self employed since December of 2020 and have successfully started and grown 2 business since then, with the love and support of my family and community.

I am a proud small business owner!

I am writing to you today because I STRONGLY OPPOSE to the phasing out of short term rentals on Maui.

In 2020, I would have never imagined what my life would have been like today. I started my business with two dreams, to one day be able offer my family job opportunities that would give them financial freedom and time to enjoy life and to build a successful business to hand down to my little brother so he will never have to leave our beautiful home Hawaii.

It is now 2025, and I have achieved one goal. I currently employ my fiancé, my aunty, my cousin and grandmother.

All that would not have been achievable if I did not have the contacts and support from property management companies and short term rentals.

My family works for my cleaning business and that business is 100% dependent on short term vacation rentals. My air conditioning business is 80% short term vacation rentals and 20% residential.

My cleaning business means more to me than many will ever understand or comprehend. Some may think it's because of how profitable it can be but in reality it's because what it's given my family and I. A quick backstory to help you folks understand how desperate I am to keep this business growing.

My fiancé worked for a big corporation, overworked and underpaid, depressed and in a very dark place. She now is a shining light, in any room she walks in. She is appreciated at her job, paid for her hard work and thriving in her day to day life.

My aunty is 58 years old, she has had to work 3-4 jobs in order to make ends meet, constantly looking for more, always working and never seen or heard from because she was juggling her never ending schedule, all while unhappy and struggling financially. She now can confidently pay her bills, WORK ONE JOB and spends her time

before work and after work with those who matter most, FAMILY.

My family means more to me than any dollar bill will ever mean. This business is more than a paycheck, this business is our life.

The amount of time we get to spend together cleaning condos, morning breakfast meetings and after work beach dips. All could not be possible if we did not have the opportunities short term vacation rentals give us. A perfect schedule, a healthy and safe work environment and an absolute dream job!

I am a young Hawaiian girl, born and raised on Maui, I have worked so hard to get to where I am today. I cannot imagine losing my passion, my livelihood, my happy and healthy family.

Hawaii is often overlooked, and I am determined to be more than just another local kid. I have done my part to take the right steps towards success and I do not want to lose everything I worked hard for.

I write to you today, to beg you to hear my cries to keep short term vacation rentals alive so we can continue to thrive for a better and healthier lifestyle.

Mahalo for your consideration!

Guest User

Location:

Submitted At: 1:31pm 06-25-25

I am writing to express our strong opposition to the proposed bill.

Our personal story:

In March 2023, my husband and I purchased a condo at Kahana Reef in Lahaina specifically with the intention of operating it as a short-term rental. This decision was not made lightly. My mother sold her home and moved in with us and her sisters so we could combine those funds with our personal savings to make this purchase a reality. It was both a business investment and a dream—one we hoped might one day allow us to spend time there ourselves.

We made a substantial down payment of \$300,000, but still carry a \$500,000 loan. Between the mortgage and high HOA fees, our monthly expenses total over \$6,500. Even if the value of our unit were to drop to \$400,000, our mortgage would still cost around \$3,500 per month—plus over \$2,000 in HOA dues. That's a total of approximately \$5,500 a month, making it financially impossible to convert this into a long-term rental or personal residence.

We fully support efforts to create affordable housing for local residents, but this bill targets owners like us who have made large financial commitments based on existing rules. Turning STRs into long-term housing without addressing the underlying costs or offering realistic alternatives would be financially devastating to families like ours.

We urge you to consider a more balanced approach that protects local residents and small STR owners who invested in good faith.

Thank you

Guest User

Location:

Submitted At: 1:19pm 06-25-25

Aloha. I am here to oppose this bill. There are more than 7000 people who will be out of jobs. What will you do when we all go homeless? What will you do when locals don't follow rules and regulations within these complexes? Do you have enough police staff to co trol the locals? Remember there is 1 parking stall per unit at these complexes. Where will people park their other cars? Who's going to be paying for all the damages these locals do to these units? The list can go on and on but will the drama end? Absolutely not. These fire victims have

enough money to buy a 1 million dollar home plus rebuild. 5 new complexes have been built but still locals do not want condos apartments townhouses. They want houses with garages backwards rooms big enough for their families. I have adopted over 10 pets... if I lose my job who's going to support all these animals on island? We need to get these people off EBT section 8 finically aide and get them to work. The state keeps giving into these non workers who just keep having kids abd the state keeps supporting them. Enough is enough. Go after all the STRs who are not paying their AOA or HOA fees and their taxes though the state. What about the people who are scamming the state and claiming they are from Lahaina. I can give you a list on both ends who's not obeying the laws. Let's through then in jail. Bissen and counsel please wake up and do research and reach out to those who can throw everyone under and start there. Thank you for your understanding.

Guest User

Location:

Submitted At: 1:14pm 06-25-25

Bill 9 is not the solution to housing crisis in Maui, changing the permitting policies and building more affordable housing is. Those condos were there as STRs for 40+ years to help tourism, which the main industry in Maui, not only allow many residents own small businesses, instead of working for the hotels and make minimum wages, also attracted many tourists to boost of the local economy. We have heard again and again we couldn't build a more houses because of lack of water, but we see a new big hotel was built in Kihei in recent years. If water is the problem to build a more affordable housing that's to solve the water problem. Not becoming Anti-tourism island that people don't feel welcomed to visit anymore. From online search, there are 200+ homes that's listed for Long-term rental in Maui right now. The rent are affordable, but they cannot find the qualified or willing renters. Let's really focused on housing crisis, how to help people find housing and build more affordable housing, instead of trying to cut the hands that feed the mouth, destroy the tourism industry in Maui.

Jessie Nogaro

Location:

Submitted At: 1:01pm 06-25-25

Aloha Councilmembers,

I am writing to express my strong support for Bill 9, which proposes to phase out short-term rentals in apartment-zoned areas on Maui.

The continued proliferation of short-term vacation rentals (STRs) has devastated our long-term housing market, displacing local families and driving up rents beyond affordability. In many neighborhoods, the sense of community has been eroded by constant tourist turnover. Working people — teachers, nurses, farmers, k_puna, and Native Hawaiians — are being priced out of their own island. This is unacceptable.

Maui is in the midst of a housing crisis, made worse by the destruction of hundreds of homes in the Lahaina fire. We cannot allow housing to be treated as a commodity for profit at the expense of our people. STRs belong in resort zones, not residential and apartment-zoned communities meant to house local residents.

Bill 9 is a critical step toward restoring housing equity, preserving the cultural and social fabric of Maui, and ensuring that those who call this place home can actually live here. I urge you to pass this bill without delay or weakening amendments.

Mahalo for your courage and leadership in standing up for the people of Maui.

Sincerely,
Jessie Nogaro

Guest User

Location:

Submitted At: 1:00pm 06-25-25

My name is Nancy MacPherson, and I own a short-term rental property in Maui County. I am writing today to express my strong opposition to the proposed legislation to phase out more than 7,000 vacation rentals.

I am a responsible and community-oriented owner. I recommend local restaurants and tour guides in my welcome

guide. I employ local service providers (cleaners, maintenance techs, and landscapers), as well as using local contractors when I remodeled my home a few years ago. In addition, my guests help support multiple small businesses during their stays.

After the fire, I opened my home for several months – at no cost – to a local family with a young child who lost their home. I care about this community and am doing my part to be a good neighbor and involved community member.

Owning in my complex has not been easy. We've faced huge maintenance costs, special assessments, and massive increases in insurance after the fires. These aren't luxuries — they're costs that ensure the property remains safe, functional, and appealing. Short Term Rental income helps cover those costs while supporting local workers.

This legislation feels rushed and very one-sided. I urge the Council to work with owners like me to find a fair and balanced path forward — one that protects local jobs, supports the economy, and holds STR owners to high standards, instead of phasing is out completely.

Mahalo for your time and consideration.

Nancy MacPherson

Email: nancy.r.macpherson@gmail.com

Guest User

Location:

Submitted At: 12:56pm 06-25-25

Introduction

This memorandum addresses the significant legal issues raised by the passage of Bill 9 (CD1), which seeks to phase out approximately 7,000 legally operating short-term rental (STR) units in apartment-zoned areas of Maui County by 2026. While the County has a legitimate interest in addressing housing and community concerns, the bill presents serious legal deficiencies that render it vulnerable to constitutional and statutory challenges.

Summary of Legal Objections

Violation of Vested Rights and Zoning Estoppel

Many owners and operators of STR units in apartment zones have relied on explicit county zoning designations and building permits allowing transient vacation use. In some cases, this reliance stretches back decades. Under *Ka Pa'akai o Ka'Aina v. Land Use Comm'n*, 94 Hawai'i 31 (2000), and the doctrine of zoning estoppel, a government entity cannot revoke property rights that were legally granted and relied upon to the owner's detriment. The phase-out provisions in Bill 9 unlawfully impair these vested rights.

Impairment of Contracts Clause

The U.S. Constitution (Art. I, § 10) and the Hawaii State Constitution both prohibit laws that substantially impair the obligations of existing contracts. Bill 9 significantly alters the regulatory environment for properties whose owners entered into contractual obligations—such as mortgages, leases, and bookings—based on legal transient use. The abrupt change may be found to violate constitutional protections, particularly under the *Allied Structural Steel Co. v. Spannaus*, 438 U.S. 234 (1978) test.

Regulatory Takings Under the Fifth Amendment

By eliminating the ability to engage in STR activity without compensation or grandfathering, Bill 9 may effect a regulatory taking under *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992), or *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978). For many property owners, STR use is a primary economic use of the land. Eliminating this without just compensation raises constitutional concerns under the Takings Clause.

Procedural Due Process Violations

The abrupt phase-out lacks individualized notice or hearing, potentially violating procedural due process guarantees. Courts have held that when government revokes a license or right that is treated as a protected property interest, it must provide procedural safeguards (*Goldberg v. Kelly*, 397 U.S. 254 (1970)).

Discriminatory and Unequal Treatment

Bill 9 targets STR use in apartment-zoned areas while leaving transient vacation use in hotel and resort zones untouched. This raises questions of unequal treatment under the Equal Protection Clause, especially where both uses are legally identical in form but treated differently without a rational basis or compelling justification.

Conclusion

While Maui County is justified in seeking solutions to the housing crisis, Bill 9 in its current form is legally overbroad and constitutionally problematic. The County should instead pursue a balanced approach that respects vested rights, considers compensation mechanisms, and complies with constitutional mandates. Legal challenges to this legislation are likely to be successful on several grounds, and a reconsideration or amendment is strongly advised.

Guest User

Location:

Submitted At: 12:54pm 06-25-25

Hello Council Members,

I am a very private citizen and normally do not participate in this kind of public demonstrations. However, after hearing so much blanket accusation, name calling and fallacies on the part of people who are not intimately close to owning a condo in Maui, I thought it was my duty to speak up and give you the reality of the cost. I am a female who bought my 1 bedroom condo in South Kihei in 2007 for \$600,000. After owning it for 18 years, my current mortgage is \$3515 (this includes the Maui STR property tax that I recently discovered was the highest for property owners) + current HOA fee of \$967. This number does not include the recent special assessments due to the spiraling home insurance after the 2023 fires. This is not counting the constant maintenance cost of the aging condo. Please do the math and tell me how I could possibly rent it long-term at an affordable rate to a local family? I'm not a greedy out-of-state investor that has been out for maximum profits. Am I a bad person for having worked hard all my life and dreamed of someday retiring on the island of Maui that I have been visiting since the early 90s? I did not steal anybody's home or money. I was told at the time of my purchase in 2007 that I could legally rent it (the term STR was not used back then) to help me cover the high cost of my mortgage and HOA while I was still able to come back and stay in there. I am beyond shocked at the amount of hatred directed towards people like me whose only crime was to try to realize my dream and own my future. For context, I grew up as a female refugee from an Asian country which was colonized but I would never harbor the kind of resentment that I recently witnessed from the testifiers.

Guest User

Location:

Submitted At: 12:51pm 06-25-25

I oppose this bill.

I am not here to make any economic argument because the facts are real that it will destroy the economy. I am here as a human being because it is too easy to portray people as all these wealthy mainlanders without a face. The fact is many of us are not billionaires as some would like to portray us. We look at the extreme and bucket everyone in that group. I was only able to buy my place in Kapalua because of my wife's life insurance money when she had cancer. I am not a billionaire by any means. I would gladly give my place if someone can take over my mortgage of over \$9000 dollars a month in addition to the HOA of over \$1450. I do not see how this ever can be affordable housing when I am in walking distance to the Ritz Carlton.

My parents fled communist Vietnam and have always told me that this country is the greatest country in the world because of our democracy. They told me in a communist country that a government can simply change their mind and say it's for the greater "good" of society so we can trample over anyone's personal rights. I never understood that until seeing what is happening now, it's hard to imagine that we are doing that here, in this country.

Guest User

Location:

Submitted At: 12:17pm 06-25-25

Passing Bill 9 WILL DESTROY OUR ECONOMY!! The amount of money that tourists staying in Minatoya properties bring to Maui is astronomical. Visitors staying in hotel zoned properties & local residents will not be able to keep hundreds of local businesses in business. We are trying to keep Maui residents on Maui. But the

residents in need of housing right now will NOT have a job if Bill 9 passes, chances are they will lose their jobs & be forced to move off island. If they are lucky enough to have a job, they will not be able to afford the properties that are on the Minatoya List, many of which have HOA fees over \$1000 per month, not to mention the age of the properties and future assessments for repairs & upkeep. Do the people who support this bill understand these properties are expensive to live in & operate and mostly have only 1 parking stall (no street parking available), no storage, no place for keiki to play? Maui County has failed the residents for decades by not putting affordable housing as a priority. When affordable housing is built then sold, it's sold at market value & does not stay affordable. In many other communities across the US, affordable housing remains that way. Why are residents allowed to qualify for affordable housing well below market value, but after they satisfy the contract are allowed to sell at full market value? Why is that property not offered to another resident that meets affordable housing requirements? I do not see where the County is creating new jobs, all the while trying to take away thousands of jobs by even bringing Bill 9 to the table. The majority of businesses island wide are directly or indirectly affected by tourism & visitor numbers. Not to mention all of the property taxes generated from short term rentals, the GET & TAT taxes, etc... Passing Bill 9 WILL DESTROY OUR ECONOMY!!

Guest User

Location:

Submitted At: 12:13pm 06-25-25

Aloha! I am writing in strong support of bill 9. I am a transplant from the mainland from 21 years ago. My family and I were lucky to get affordable housing in the Kaiaulu neighborhood built in 2019. I see this as the only reason we have been able to stay post pandemic and especially post Fire. This has been made abundantly clear due to the constant "thinning" of our community. Watching more and more of our friends and community be forced out due to lack of affordable housing has been heartbreaking.

In our neighborhood we are blessed to know and have relationships with all of our neighbors. This is as it should be. Tourists belong in tourist zoned areas, not partying in our neighborhoods.

As for the Minatoya list, it is my understanding that these units were intended to be housing for residents and never were supposed to be tourist accommodations. We desperately need these units back in the housing pool.

The tourist industry is propped up by the people serving it. If there is no affordable housing for those in the service industry ultimately the jobs will remain unfulfilled because they can't sustain housing, if the jobs stay open the services will be lacking causing bad experiences and ultimately a decline in tourism.

Either we need more affordable housing for our community or these jobs need to start producing 6 figure incomes. I don't see massive raises across the board in all service related industries happening anytime soon, so let's focus on reclaiming some of that affordable housing.

Guest User

Location:

Submitted At: 11:50am 06-25-25

I employ 25+ staff members to manage, service, and repair my STR condo. I pay GET/TAT Taxes and property taxes, and bought the condo in accordance with the legal specifications, zoning, and business permitting. It should not be legal to take this away from me when I have played by all the rules.

Guest User

Location:

Submitted At: 11:45am 06-25-25

Please Do Not Pass the Bill Banning Short-Term Rentals –

Aloha

My name is Jill Clark and I am writing with a heavy heart and deep urgency to plead with you not to pass the proposed bill banning short-term rentals in Maui. If this bill passes, I will lose my livelihood, my home of 33 years, and my ability to remain on the island I love so dearly. My team—18 hardworking cleaners and maintenance workers—will also be forced to uproot their lives and leave Maui, their home, as a result of this decision, my short term rental supports many local Maui residents.

I am not a corporation and live "on island". I am a local resident, a small business owner, tax payer, voter and someone who has abided by the law. I own a legally permitted short-term rental unit, which is included on the

proposed list. That one unit is my main source of income—it's how I survive. In addition, I run a small short-term rental management company, providing stable jobs for nearly 20 local families. We do our work with integrity, pride, and deep care for this island and our community.

I have written testimony many times. I have cried, prayed, and begged not to be punished for something that was legal when we started. We did not create the housing crisis, and yet we are being made the scapegoat for it. Please understand: this is not a story of outsiders exploiting Maui. This is my life, our lives, and we are being threatened with permanent loss and displacement.

This issue is about housing, yes—but the answer cannot be to destroy the lives of long-time residents who followed the rules, who invested in their futures, who built community and employment for others. There must be a better path forward than taking away homes, income, and stability from local families.

Please, do not pass this bill. Find a solution that supports housing without punishing those of us who have done everything legally, respectfully, and with aloha for this island. We are not the enemy—we are your neighbors, your voters, your fellow Maui residents.

Mahalo for listening and for considering the devastating impact this bill would have on my life and the lives of many others.

With deepest respect and hope,
Jill Clark West Maui
Maui Resident, Small Business Owner, and Community Member

Guest User

Location:

Submitted At: 11:43am 06-25-25

Dear Committee Chair and all Council Members,

Please vote against Bill 9. Why? Because the county has just received \$1.6 Billion dollars of federal money to be used for affordable housing.

This \$1.6 billion will not only address affordable housing issues, it will also address water issues.

The STR ban is no longer relevant. Homeowners who are financially supporting the Maui government through their taxes on vacation rentals should not be financially obligated to solve the affordable housing crisis when the county has received federal funding specifically for that purpose.

A county vote banning short term vacation rentals will be met by thousands of lawsuits from existing homeowners being deprived of their property rights and will force the county to spend far more than it is currently making from the vacation rental taxes paid by existing homeowners.

In fact, the ban would not further affordable housing but impede affordable housing and benefit only hotels, not regular people, and certainly not the county coffers that support services for residents.

Do the right thing economically, legally, and morally—vote against Bill 9.

Thank you.

Guest User

Location:

Submitted At: 11:28am 06-25-25

This would not be the “fastest solution” to solve the housing issue as the mayor says. We know it'll end up in courts, for years, if passed. Use funds collected from legal STR's to build more affordable housing.

Guest User

Location:

Submitted At: 11:27am 06-25-25

Listen to Stan Franco because:

Stronger
Towns
Are
Nurtured

From
Rooted
Affordable
Neighborhoods
Caring for
Ohana

John Fazzolari

Location:

Submitted At: 11:24am 06-25-25

I strongly oppose the bill for one reason more than any. No one can confirm that passing this bill will create affordable housing. Before passing a bill that will have such a profound impact on so many, we must be certain that it will achieve the positive outcome the council is seeking, of creating more affordable housing. And there is not a single person who can say it will.

I also suggest the council look within Maui County for other ways to create affordable housing. As a long-time general contractor, it is well known that the permitting and approval process for construction and development on Maui, whether affordable housing or not, take years longer than anywhere else in the country. Why is this? Look to streamline processes, making it less difficult, less costly, and more timely. This will have a huge impact on affordability and the markets ability to create more affordable housing. As I was taught in sports and business, before you look to others to solve your problems, make sure you have done everything about you and your business first, and I think this would be a prime time for the County to look inward rather than outward to help develop affordable housing.

But at the end of the day, are we willing to risk so much without any confirmation that this bill will create affordable housing (which I believe it will not)? We are all aware of the negative impact this will have (lost jobs, lower tourism and tax receipts, lower property tax receipts, to name a few). But there is no confirmation whatsoever that this will create affordable housing.

There is only one guaranteed winner should this bill pass, and that is the hotel industry.

For the sake of all of Maui, please reject this bill and look for other solutions that will create real affordable housing without doing so much damage to so many.

Guest User

Location:

Submitted At: 11:23am 06-25-25

Please consider using modular homes for the housing crisis. Put modular homes on home owner properties and then it creates housing and income for both parties

Guest User

Location:

Submitted At: 11:23am 06-25-25

I oppose bill 9. all the STVR should not be taken away.

Guest User

Location:

Submitted At: 11:15am 06-25-25

If this legislation passes it's going to be detrimental to an already struggling population on Maui. So many people make a living off of servicing legal STVRs, and after both COVID and the Lahaina fire we have seen what happens when we remove a huge sector of the island's employment. Yes, there needs to be more affordable housing on Maui and Lahaina needs to be rebuilt so families can go back home. I can see going after STVRs that are not licensed and not paying the lodge taxes back to Maui County, however how are all the families going to make ends meet if so many jobs are eliminated?

Guest User

Location:

Submitted At: 11:09am 06-25-25

Aloha Council Members,

I am a proud resident of Maui who works directly in the short-term rental industry. I'm writing to express my strong opposition to the proposed ban on short-term rentals. While I understand the concerns regarding housing and community integrity, I urge you to also consider the very real and immediate impact this decision would have on everyday citizens like myself, and on the small businesses that rely on this sector to survive.

The short-term rental industry is not just a business; it is a lifeline for thousands of Maui residents. From property managers, cleaners, landscapers, and maintenance workers to local artisans, restaurants, and tour companies, a wide range of individuals and businesses depend on the consistent flow of visitors that short-term rentals bring. Eliminating this avenue of tourism threatens to dismantle a vital economic ecosystem that supports local families.

Many of us who work in this industry do so because it provides flexibility, fair wages, and year-round opportunities that are hard to find elsewhere. This ban would not only take away our jobs, but also diminish our ability to provide for our families, pay rent, buy groceries, and live with dignity in the place we call home.

Short-term rentals have also allowed many residents to afford their own homes by renting part of their property. These are not faceless corporations—these are our neighbors trying to make ends meet in one of the most expensive places to live in the country.

Rather than an outright ban, I encourage the council to consider fair regulation—ones that target bad actors, preserve residential character, and protect the rights of local homeowners who are operating responsibly and contributing positively to our community.

Please do not take away our livelihoods to solve one issue by creating another. We need balanced, thoughtful solutions that support both housing and economic sustainability.

Mahalo for your time and consideration.

Sincerely,
Allen

Guest User

Location:

Submitted At: 11:05am 06-25-25

Aloha - Thank you chair and members. My Name is Bonnie and I am against Bill 9 as I do not believe it will result in more affordable housing for residents. Instead it is dividing the community. I have been coming to Maui since 1979 and an owner since 1999. For the last 20 years it has also been my second home for 4 months every year. If I do make a profit on my rentals (which hasn't happened at all in the last 6 years) it goes back into the property - updates, appliance replacements etc.

I have dealt with many different housekeepers in my 25+ years owning a STR in Wailea resort. They are all small business owners who provide cleaning services as well as act as on island contact for many of us in a similar situation. No, we don't provide insurance for them. They are a business, paid 3 to 4 times the hourly rate of a hotel cleaner. With this type of income they can easily buy insurance if they are not covered by other family members. They decide how they want to spend their income.

Many are responsible for training others who have gone on to move from battered women shelters to business owner status themselves. Why should they loose their jobs and homes so another resident can have one? They have planned and worked hard to get where they are. Many have small children, others have children whom they are helping put thru college. Some have been on island for generations, a few are native and others transplants.

It is argued that new construction will take too long and residents don't want to live among tourists but rather near by in a community setting of like families. Pick one or two resorts - use some of the Millions and Billions Lahaina Strong and Maui County have collected and offer options to those owners, even subsidize them to rent long term or even sell to a trust which has been set up to insure affordable housing will be a long-term option. Offer enough so owners there can purchase in other locations if they so desire. Don't put the county thru a financial disaster by trying to remove vested property rights that have actually been codified. Is that not what people really want - a chance to create community? not live among tourists?

Salaries island wide - even for those employeeed by hotels will go down - Housekeepers, handymen, even plumbers, landscape workers and electricians will be forced into pay cuts when availability of workers far out numbers the jobs available. Only the hotels benefit. Don't be responsible for inadvertent consequences.

For those who don't believe the large, off island hotel chains are not the primary driver here, take a look at how the STR tax rate is now 2% or more higher than the Hotel rate. For those who believe hotels will pick up the slack and traveler demand will not fall much, think again. Tourism has changed. Demand has shifted to wanting kitchens, a separate bedroom and living area. Travelers still eat out - many at small local owned restaurants we have recommended.

Thank you. I urge you to vote against Bill 9 and instead focus on long term solutions and a few shorter term serious efforts to provide community style living experiences . The residents of Maui deserve a chance to live AND WORK together.

Guest User

Location:

Submitted At: 11:03am 06-25-25

My wife and I own a unit at The Palms. When we are not on Maui, we rent it legally through VRBO and a local management company. We have been following the discussion of Bill 9 and have been concerned to see that the issue is being framed as "us versus them," a framing that entirely disregards what non-resident owners of STR units have done for Maui and its residents.

Although we do not live full-time on Maui, we view it as a community to which we belong, we care about it deeply, and we do everything that we can to support it. For example, when Maui lost all tourist income as a result of the COVID shutdown in 2020, we immediately gave \$5,000 to the Maui County Food Bank and contributed to various GoFundMe efforts that we became aware of. Given the importance of Maui in our lives, we have continued to give at least the same amount each year to the Maui County Food Bank, and even increased the contribution in 2023 following the Lahaina fire. In all, we have contributed over \$30,000 to the Maui County Food Bank and other charitable endeavors over the past five years.

We have done this because we care about Maui and its residents, and because we try to keep in Maui the income we receive from renting our unit, and not just by paying property, GET, and TAT taxes and AOA fees. In addition to charitable contributions, we also keep that income in Maui when we hire local contractors and tradespeople to work in our unit as well as local artists to create art for our unit, as we have done multiple times since we bought it in 2013.

Everyone--resident and non-resident--knows that the lack of affordable housing on Maui is a serious issue that needs to be addressed, but Bill 9 has created a narrative pitting "locals" against STR owners relying on the false premise that STR owners are not invested in the community and take all of their STR income off-island. That is simply not true, even those who are not Maui residents invest in Maui, and this division is not helpful to solving the housing issue. Solving the housing crisis requires the County to build more affordable housing, faster, and to make sure that that affordable housing remains affordable indefinitely, and not just for ten years. The County's current system for building affordable housing is broken and needs to be fixed. Going after STR owners is not

going to solve that system.

Greg Rylsky

Location:

Submitted At: 6:17am 06-25-25

Aloha HLU Committee,

Chair Kama suggested to provide written testimony since I have already testified in front of the committee. One testifier made a comment during yesterdays evening meeting and wanted to make sure the committee knows that they are not alone in the desire to include planned development. The Minatoya list comprises properties in multiple zones. Clearly any property in the hotel zone has zero issue with TVR use and in fact, everyone agrees one solution is to re-zone to be hotel. However by failing to also select the planned developments, residential and agricultural properties, is that going to create a problem? Is this a better idea to include all Minatoya properties in planned developments, apartment, residential, agricultural and all other zones where TVRs are currently prohibited? This would be in an effort to eliminate any accusations of bias for the pending lawsuits once Bill 9 passes?

Would the Housing and Land use committee be able to amend the bill as suggested by last nights testifier to include ALL non-hotel zoned Minatoya list properties? As a resident of a non-apartment zone Minatoya list property I would welcome this opportunity to see my community return to a residential neighborhood. We may also want to increase by 50% the number of vacation rental permits to help calm the concerns of current Minatoya property owners. Please include any and all planned developments, outside of hotel zones, in Bill 9.

Remove the brackets.

Mahalo!

Guest User

Location:

Submitted At: 11:03pm 06-24-25

I am writing in strong support of Bill 9 to phase out the STRs and make those units available for families that need housing, especially those displaced by the Lahaina fires. After reading many testimonials, clearly many by STR owners who stand to benefit from continuing to own these units as STRs, it's clear they need a history lesson as well as some basic economics. Many say that families in need would not be able to afford rents or purchase these units at their current prices. They are correct in the sense that these prices are out of reach based on its current rental income and current use. What they clearly fail to mention is that these prices are caused by the massive STR rental income over the years in the first place. If they were to rent these units at "fair value" for long term tenants, they would need to charge the same rental prices as many of their neighbors. Therefore, instead of being able to make the amount of rental income they are used to, they would decrease their profit and in turn, also decrease the value of the units. While this seems obviously fair, there's a reason why they are so adamant about keeping it as STRs...money, and lots of it. All other "reasons" why is smoke and mirrors. The "employment" of cleaners, plumbers, etc are minuscule at best, and also conveniently also a "business expense" for tax benefits. Reasons to keep it an STR because they "live in another state and wouldn't be able to afford the unit if not for the STR" is exactly the reason why this bill should pass and STRs should get banned. And Councilwoman Kama's attempt to ban a few words has no effect on facts. Maybe she's one of those that wanted to change the word "homeless" to "the unhoused" when speaking about the families post-Lahaina fire. These type of distraction tactics are yet another reason why local people get frustrated with local politics. I digress.

Unfortunately, there will be a few cases of some families, even a few local families that will inevitably be hurt by this change. There is no perfect solution. But it's very obvious that for the collective, especially in this time, and especially for local families, this is a very positive step to healing as well as more affordability. Honestly, this would hurt less if it was done decades ago when it should have been. Now the maui county legislature can finally do something that is positive for local families and is not focused on profits. Do the right thing maui leg and ban these STRs. Maybe in the future there can be new legislation to slowly transition some area back into the STR fold, but now is not that time. Let us not forget that when the local people were in the most need for housing post-fire, these STR owners didn't step up and show what maui or the people of maui mean to them. Even with the mayor willing to pay top dollar for the housing. That shows two things...one, the profits of the STR heavily outweighs even the highest of long-term rents, and two, their love for maui and its problem will always come with a

price.