



KA HO'OLAHA HĀLĀWAI NO KA LEHULEHU ***PUBLIC MEETING NOTICE***

Ka Luna Ho'omalu Kōmike
Committee Chair
Alice L. Lee

KA 'AHA O KE KALANA O MAUI

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/RPTR

Ka Hope Luna Ho'omalu Kōmike
Committee Vice-Chair
Keani N.W. Rawlins-
Fernandez

Nā lālā e koho:
Voting Members:
Gabe Johnson
Yuki Lei K. Sugimura

Nā lālā e koho 'ole:
Non-Voting Members:
Tom Cook
Tamara Paltin
Shane M. Sinenci
Nohelani U'u-Hodgins

KŌMIKE KŪIKAWĀ NO KA HO'OPONOPONO 'AUHAU WAIWAI PA'A SPECIAL COMMITTEE ON REAL PROPERTY TAX REFORM

**Pō'aluā, Ianuali 20, 2026
*Tuesday, January 20, 2026***

9:00 a.m.

KE KAHUA HĀLĀWAI:
Ma ka pūnaeweke ma Teams:
<http://tinyurl.com/RPTR-SpecialCommittee>

MEETING SITE:
Online via Teams: <http://tinyurl.com/RPTR-SpecialCommittee>

Hiki ke ha'i mana'o i kou wahi pono'i ma ka pūnaeweke ma ka loulou Teams like.

Remote oral testimony is also available online via the same Teams link.

Ka ha'i mana'o he alo a he alo a me ka nānā 'ana: Ke Ke'ena 'Aha,
Ka Hale 'o Kalana o Maui, Ka Papahale 8, 200 Ke Alanui 'o South High,
Wailuku, Hawai'i

*In-person testimony and viewing: Council Chamber,
Kalana o Maui Building, 8th Fl., 200 South High St.,
Wailuku, Hawai'i*

**NUI A'E →
MORE →**

KA PAPA KUMUMANA'O

A G E N D A

PILA 142 (2025), NO KA HO'OKU'U 'IA 'ANA O KA HALE ME KA HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A (RPTR-7)

BILL 142 (2025), ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX (RPTR-7)

Ka Wehewehena: Ua loa'a maila nā mea o lalo i Ke Kōmike:

- 1) Ua loa'a maila ka Pila 142 (2025) i Ke Kōmike, i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, NO KA HO'OKU'U 'IA 'ANA O KA HALE ME KA HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A." Eia nō nā kumu o ka Pila 142:
 - a) E kōkua i nā mea uku 'auhau i ko lākou mālama 'ana i ke kuleana uku pohō no Ka 'Auhau Waiwai Pa'a ma o ka ho'onohonoho hou 'ana i nā lā palena pau o ka waiho 'ana no ka Ho'oku'u 'ia 'ana o ka Hale a me ka Ho'oku'u 'ia 'ana o ka Hale Ho'olimalima Lō'ihī i mea e 'ae aku ai i nā mea koi e waiho ma ka lā a i 'ole ma mua o Kēkēmapa 31 a i 'ole lune 30 e loa'a mai ka ho'oku'u 'ana i kā lākou uku 'auhau a'e; a
 - b) E ho'onui i nā koina no ka Ho'oku'u 'ana o ka Hale no nā kānaka e noho nei i Ke Kalana no ka wā lō'ihī a e kū'ai mai i ka waiwai pa'a no ka noho 'ana ma hope o ka ho'ohana 'ana i ua waiwai pa'a nei no nā hana kipa i nā makahiki i hala iho nei.
- 2) He Palapala Hō'ulu'ulu Ho'ololi mai ka Ianuali 12, 2026, mai Ka Lālā 'Aha Tamara Paltin mai, me kekahi mana KK1 o ka Pila 142 (2025) i hāpai 'ia, i kapa 'ia "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI KŪLOKO O KE KALANA O MAUI, NO KA HO'OKU'U 'IA 'ANA O KA HALE MAI KA 'AUHAU WAIWAI PA'A MAI." Na ka mana KK1 i hāpai 'ia e:
 - a) Kāpae i ka po'e ho'āmanana i hāpai 'ia e ho'oku'u 'ia ai ka po'e koi Ho'oku'u Ho'olimalima Lō'ihī ma ko lākou uku 'auhau hou,
 - b) Ho'oponopono i nā koina waiho palapala ho'olilo no ka Ho'oku'u Hale e mālama i ka po'e koi e ho'oku'u 'ia paha ko lākou uku 'auhau hou,
 - c) Ho'oponopono i nā koina ho'omāhua i hāpai 'ia no ka Ho'oku'u Hale ma ka ho'ēmi 'ana i ke koina noho pa'a o ke Kalana o Maui mai nā makahiki he 10 a i 5 a me ke kāpae 'ana i ke koina nāna i koi i ka waiwai pa'a e ho'ohana 'ia no ka ho'olimalima kūikawā i loko o nā makahiki 5 i hala a'e nei; a e
 - d) Ho'okomo iho i nā ho'ololi 'ōnaehana a li'i e like me nā ho'ololi e mālama i ka 'āpono 'ana o kekahi kānāwai.

Description: *The Committee is in receipt of the following:*

- 1) *Bill 142 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX." Bill 142's purposes are to:*

- a) *Help taxpayers manage their Real Property Tax liability by adjusting the filing deadlines for the Home Exemption and the Long-Term Rental Exemption to allow claimants who file on or before December 31 or June 30 to receive their entitled exemption on their next tax payment; and*
 - b) *Expand the qualifications for the Home Exemption to long-term County residents who have purchased real property for residential use after it had been used for transient accommodations in recent years.*
- 2) *An Amendment Summary Form, dated January 12, 2026, from Councilmember Tamara Paltin, with a proposed CD1 version of Bill 142 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION FROM REAL PROPERTY TAX." The proposed CD1 version:*
- a) *Deletes the proposed authorization for Long-Term Rental Exemption claimants to receive the exemption on their next tax payment;*
 - b) *Adjusts deed-filing requirements for the Home Exemption to account for claimants potentially receiving the exemption on their next tax payment;*
 - c) *Revises the proposed expanded qualifications for the Home Exemption by reducing the County residency requirement from 10 years to 5 years and deleting the requirement for their real property to have been used for transient accommodations within the past 5 years; and*
 - d) *Incorporates technical and nonsubstantive revisions, including revisions to account for the passage of other legislation.*

Ke Kūlana: *E no'ono'o paha Ke Kōmike i ka 'āpono 'ana i ka Pila 142 (2025) i ka heluhelu mua 'ana, me ka ho'ololi a ho'ololi 'ole paha. E no'ono'o paha Ke Kōmike i ka waiho 'ana i ka Pila 142 (2025) a me nā hana like.*

Status: *The Committee may consider whether to recommend passage of Bill 142 (2025) on first reading, with or without revisions. The Committee may also consider the filing of Bill 142 (2025) and other related action.*

KA MEA KA'A LAUNA

Ke Ke'ena Lawelawe 'Aha, 200 Ke Alanui 'o South High, Wailuku, Hawai'i 96793
Ka Helu Kelepona: (808) 270-7838

CONTACT INFORMATION

*Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793
Tel: (808) 270-7838*

NĀ LIMAHANA KŌMIKE

'O Kirsten Szabo, 'o James Krueger, 'o Maria Leon, a me Peter Hanano

COMMITTEE STAFF

Kirsten Szabo, James Krueger, Maria Leon, and Peter Hanano

NĀ PALAPALA PAPA

'O Nā Palapala Papa, wehewehe 'ia i ka Paukū 92-7.5, HRS, e ho'olaha uila ana i ua mau palapala nei i ka manawa kūpono.

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

KE KU'INA PŪNAEWELE

Mālama 'ia kēia hālāwai me nā lula alaka'i i ka Paukū 92-3.7, HRS. 'O nā mea i 'ōlelo 'ia i ka hālāwai a me nā mea ma ka papa kumumana'o, 'a'ole ia he mau koina e 'oi aku i nā koina i ka Paukū 92-3.7, HRS.

Inā nalowale ke koramu i nā pilikia ku'ina pūnaeweale ma Teams, e ho'omalolo ana Ke Kōmike. 'A'ole nalowale ke koramu, inā hiki ke ho'ihō'i i ke ku'ina pūnaeweale i ka hapalua hola. Inā ho'opau 'ia ke ku'ina pūnaeweale ma Teams ma mua o ka panina o ka hālāwai, no ke kumu hea, e 'olu'olu, e komo mai ma ka loulou like.

Inā 'a'ole hiki ke ho'ihō'i i ke ku'ina pūnaeweale no ke koramu i ka hapalua hola, e hālāwai hou ana i ka Pō'alua a'e ma ka hola 9 i ke kakahiaka, ma ka hālāwai pūnaeweale like, ke 'ole e kūkala Ke Kōmike i kekahi lā 'oko'a a me kekahi hola 'oko'a.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

NĀ KE'ENA KŪHELU A ME KA 'ŌLELO HŌ'IKE

Ka ha'i mana'o wikiō ma o ka loulou Teams: <http://tinyurl.com/RPTR-SpecialCommittee>

Hiki ke ha'i mana'o i kou wahi pono'i ma ka pūnaeweale ma o ka loulou Teams like.

Ka ha'i mana'o he alo a he alo a me ka nānā 'ana: Ke Ke'ena 'Aha, Ka Hale 'o Kalana O Maui, Ka Papahale 8, 200 Ke Alanui 'o South High, Wailuku, Hawai'i

Kaupalena 'ia ka lō'ihī o ka mana'o ha'i waha i 3 mau minuke no kekahi 'ikamu. Kāpae 'ia ka noi a ke kanaka e ha'i mana'o, inā 'a'ole 'o ia e pane mai ma hope o ke kāhea 'ana aku iā ia. Pono ka ha'i mana'o 'ana e pili ana i nā 'ikamu ma ka papa kumumana'o. E ha'i mana'o aku nā kōnaka ha'i mana'o i ka luna ho'omalulu wale nō, 'a'ole lākou e ha'i mana'o i kekahi Lālā 'Aha kiko'i a 'i 'ole kekahi kanaka i ke anaina.

Inā nalowale ka leo a me ka wikiō ma ke ke'ena kūhelu no ka ha'i mana'o he alo a he alo a me ka nānā 'ana, e ho'omalolo ke Kōmike no ka hapalua hola i mea e ho'ihō'i ai i ke ku'ina pūnaeweale. Inā 'a'ole hiki ke ho'ihō'i i ke ku'ina pūnaeweale i ka hapalua hola, e hālāwai hou ana i ka Pō'alua a'e ma ka hola 9 i ke kakahiaka, ma ke ke'ena kūhelu like no ka ha'i mana'o he alo a he alo a me ka nānā 'ana, ke 'ole e kūkala Ke Kōmike i kekahi lā 'oko'a, kekahi manawa 'oko'a, a me kekahi wahi 'oko'a.

Inā makemake kekahi mea ha‘i mana‘o e ha‘i mana‘o a hō‘ike ‘ole i kona inoa, e komo mai i ka hālāwai pūnaeweale me kekahi inoa ‘ē a‘e a e hāpai uila i ka lima. Inā kekahi mea ha‘i mana‘o e komo mai i ka hālāwai ma ke kelepona, e kāhea ana Ka Luna Ho‘omalulu i nā helu hope he ‘ehā o kā ka ha‘i mana‘o helu kelepona.

Hiki ka Luna Ho‘omalulu ke ho‘ohāmau a kāpae i nā mea ha‘i mana‘o i ka hālāwai pūnaeweale, inā ‘ae ‘ole ‘ia Nā Kūlana Lawena o Ka ‘Aha.

‘Ae ‘ia ka ha‘i mana‘o i kākau ‘ia ma eComment. E huli i ka lā hālāwai ma mauicounty.us/agendas, e kaomi ma ka loulou eComment, a laila, e koho i ka ikamu papa kumumana‘o i mea e ho‘ouna ai i nā mana‘o ho‘opuka. ‘O kekahi mea, ‘ae ‘ia ka ha‘i mana‘o i kākau ‘ia i ka leka uila ‘ana iā RPTR.committee@mauicounty.us a i ‘ole i ka ‘oihana leka, iā RPTR Committee, Ka ‘Aha Kalana o Maui, 200 Ke Alanui ‘o S. High, Wailuku, Hawai‘i, 96793.

No nā mea hou e pili ana i ka ha‘i mana‘o ‘ana, e huli iā www.mauicounty.us/testify a i ‘ole e kelepona mai i ke Ke‘ena Lawelawe o ka ‘Aha Kalana.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/RPTR-SpecialCommittee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High Street, Wailuku, Hawai‘i

Oral testimony is limited to 3 minutes per item. An individual’s request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the Committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier’s phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council’s Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to RPTR.committee@mauicounty.us or postal service to RPTR Committee, Maui County Council, 200 South High Street, Wailuku, Hawai‘i 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

KA ‘OLELO HŌ‘IKE MA KE KELEPONA

E wili mai i ka helu kelepona 1-808-977-4067 a e wili mai i ka pā‘ālua hālāwai 656 043 807#

Inā ‘a‘ole hiki ke ha‘i mana‘o ma ke kelepona, e ho‘omau nō ka hālāwai.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 656 043 807#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

NĀ WAHI HA‘I MANA‘O – NĀ KE‘ENA ‘ĀPANA NOHO O KA ‘AHA

Maui Hikina: 80 Ke Alanui ‘o Hau‘oli, Hāna, (808) 248-7513

Lāna‘i: 814 Ke Alanui Ākea ‘o Fraser, Ke Kūlanakauhale o Lāna‘i, (808) 565-7094

Makawao-Ha‘ikū-Pā‘ia: Ke Ke‘ena Hālāwai ‘o Heritage, 401 Ke Alanui Ākea ‘o Baldwin, Lumi 102, Pā‘ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ke Alanui ‘o Ainoa, Kaunakakai, (808) 553-3888

South Maui: Ka Hale ‘o MEDB, 1305 Ke Alanui ‘o North Holopono, Lumi 4A, Kīhei, (808) 793-0012

West Maui: 60 Ke Alanui ‘o Kenui, Lahaina

Hiki paha Nā Lālā ‘Aha ke komo mai i ka hālāwai pūnaeweale mai Nā Wahi Ha‘i Mana‘o. Inā ho‘opio ‘ia ka ‘īpuka leo o ka hālāwai pūnaeweale ma kekahi Wahi Ha‘i Mana‘o, e ho‘omau nō ka hālāwai a kāpae ‘ia kēlā wahi i ka hālāwai, me ‘ole Ka Lālā ‘Aha ma laila.

Hiki ke ho'ololi 'ia nā mea ma ka papa kumumana'o a me nā limahana i kēlā me kēia manawa. E huli iā mauicounty.us no nā mea hou aku.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 80 Hau'oli Road, Hāna, (808) 248-7513

Lāna'i: 814 Fraser Avenue, Lāna'i City, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā'ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888

South Maui: MEDB Building, 1305 North Holocono Street, Suite 4A, Kīhei, (808) 793-0012

West Maui: 60 Kenui Street, Lahaina

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

KA NĀNĀ 'ANA MA KE KĪWĪ A ME KA PŪNAEWELE

Akakū: Maui Community Media, Kānela 53.

mauicounty.us/agendas no ka nānā 'ana i nā wikiō hālāwai

Hiki ke ho'ololi 'ia. E huli iā mauicounty.us no nā mea hou aku.

Inā 'o Akakū e ho'opio i ka pa'i wikiō 'ana ma mua o ka panina o ka hālāwai, e ho'omau ka hālāwai i kekahi ala 'ē a'e, ma o ka hana 'enehana, a ho'ouna 'ia ka wikiō iā Akakū i mea e waiho ai i ka wikiō ma ka waihona wikiō hālāwai.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akakū: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akakū prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akakū to be included with archived meeting videos.

KE ALA E HIKI AI

No nā mea kōkua ho'olohe a me nā mea kōkua 'ike a i 'ole ke kākō'o 'ana i nā hana i ho'okō 'ole 'ia, e ho'omaopopo mai i Ke Ke'ena Lawelawe 'Aha i 'ekolu mau lā ma mua o ka lā hālāwai ma ka helu kelepona (808) 270-7838 a i 'ole ka leka uila 'ana iā county.council@mauicounty.us.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Hiki paha ke kāpae 'ia nā 'ikamu papa kumumana'o.

Agenda items are subject to cancellation.