

HLU Committee

From: County Clerk
Sent: Thursday, October 30, 2025 12:51 PM
To: HLU Committee
Subject: FW: Strong Opposition to Bill No. 9 (2025) – STR Phase-Out in Apartment Districts

From: whawney1@comcast.net <whawney1@comcast.net>
Sent: Wednesday, October 29, 2025 7:08 PM
To: Tasha A. Kama <Tasha.Kama@mauicounty.us>; County Clerk <County.Clerk@mauicounty.us>; CC: <mayor@mauicounty.gov>; yuki.sugimura@mauicounty.us; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; nohelani.uuhodgins@mauicounty.us; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>
Subject: Strong Opposition to Bill No. 9 (2025) – STR Phase-Out in Apartment Districts

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Dear Councilmember Kama and Members of the Maui County Council,

I am writing to express my deep concern and strong opposition to Bill No. 9 (2025), which proposes the elimination of legal short-term rentals in apartment-zoned districts across Maui County.

I bought a condo in Maui with the assurance that it could be a short term rental (STR) in 2022. I paid nearly one million dollars for the condo. I pay the high property taxes Maui charges to STR units. I pay all transient taxes on tenants who rent my condo. I pay a management company to manage and housekeepers to clean the unit after each rental. My tenants pay for rental cars, groceries, entertainment and restaurant bills among other expenses while visiting Maui. Many additional expenses, such as electricity, internet and \$1,000 per month HOA fees paying for landscaping and repairs in my development. All these expenditures contribute greatly to the Maui economy.

My unit was built with an owner's closet and was designed with minimal storage befitting an STR. The value of my unit in conjunction with taxes, HOA fees and maintenance expenses I feel would put any possible rental rate above what many residents could afford.

I have reviewed the Exhibit 2 memo and note that my property at 2895 South Kihei Road, Kihei is not on this list even though 6 complexes within two blocks or so of my property are on the list. The list seems a bit oxymoronic by listing units that are alleged to be apartments can now be considered as STR's.

This bill threatens not only the livelihoods of responsible property owners and managers, but also undermines the economic stability of the tourism-dependent communities. Many of these units have operated legally for years, contributing to local tax revenue, supporting small businesses, and providing flexible lodging options for visitors who do not fit or cannot afford the resort mold.

Phasing out these rentals without offering a viable transition plan or compensation is unjust and economically reckless. It penalizes law-abiding citizens who followed county permitting processes and invested in good faith. The abruptness of this legislation also risks legal challenges and further division within our community.

I urge you to reconsider the scope and impact of Bill No. 9. A more balanced approach—one that targets illegal operations while preserving permitted units—would better serve Maui's long-term interests.

Please register this email as formal testimony in opposition to Bill No. 9. I welcome the opportunity to discuss this further and hope the Council will prioritize fairness, transparency, and economic sustainability.

Sincerely,

Wayne Hawney
(206) 777-5932