

# Budget, Finance, and Economic Development Committee (2023-2025) on 2023-11-16 1:30 PM

Meeting Time: 11-16-23 13:30

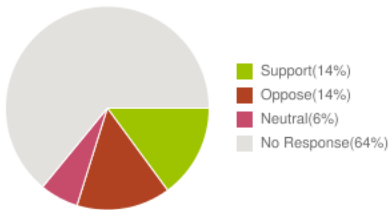
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Budget, Finance, and Economic Development Committee (2023-2025) on 2023-11-16 1:30 PM	11-16-23 13:30	6	114	17	17	7

### 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



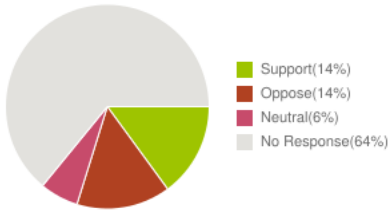
**Budget, Finance, and Economic Development Committee (2023-2025) on 2023-11-16 1:30 PM**  
**11-16-23 13:30**

Agenda Name	Comments	Support	Oppose	Neutral
BFED-21(10) BROADBAND AND DIGITAL EQUITY IN THE COUNTY OF MAUI (BFED-21(10))	4	3	0	0
BFED-35 Bill 91 (2023) REAL PROPERTY TAX EXEMPTION FOR PROPERTIES IMPACTED BY NATURAL DISASTERS OR WILDFIRES (BFED-35)	108	14	17	6
BFED-46 Bill 103 (2023) BILL 103 (2023), REAL PROPERTY TAX RATE TIERS AND DEDICATED LANDS FOR AGRICULTURAL USE (BFED-46)	2	0	0	1

**Sentiments for All Agenda Items**

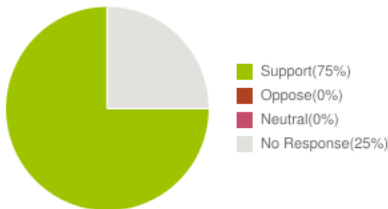
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

**Overall Sentiment**



**Agenda Item: eComments for BFED-21(10) BROADBAND AND DIGITAL EQUITY IN THE COUNTY OF MAUI (BFED-21(10))**

**Overall Sentiment**



**Guest User**

Location:  
 Submitted At: 7:03am 11-16-23

Maui County is long overdue for infrastructure upgrade and the elimination of the monopoly Charter has. HawaiiTel needs incentive to bring high speed internet to the masses and open up the competition. Right now, Lahaina is a great opportunity to bring in multiple vendors to offer a choice of high speed access. As utilities are put underground, now is a great opportunity to plan to bring it all together. 5g options are also available however mobile operators are slow to upgrade Hawaii infrastructure. We can do better. We should do better. We are literally connected to the pan pacific fibre and there is no reason we cannot utilize our unique global position.

A high speed home internet connection should cost on average, \$25 a month with no data cap. High speed should mean 100mbps or faster, not the 20 year old federal definition of 25mbps. We can subsidize for low income users. This is not that difficult, we can do this. Bring in viable choices beyond HawaiiTel and Charter.

**Guest User**

Location:

Submitted At: 5:37am 11-16-23

We are seeking property tax relief because our Puamana home has been rendered uninhabitable due to Lahaina fire. There is no water or sewage; and most likely that condition will continue well into the future. Neither owner, resident nor tourist can dwell in any still standing condo in Puamana and it seems unfair to have to pay taxes at this time on an unusable, uninhabitable property. We have been owners for over 20 years and have faithfully paid our exorbitant taxes during that time. We are owners who rent our condo for the enjoyment of tourists and they, in turn, help the economy of Maui. Where would you be without tourists? When our property becomes usable, we would be more than willing to offer affordable rental to displaced Puamana fire victims.

Gerald and Arlene Bachecki

**Mike Po**

Location:

Submitted At: 10:43am 11-15-23

Please say no to TVR's and only provide tax relief to residents or priorities willing to rent long term, affordable rent to displaced Lahaina residents. We understand Puamana is attempting to mobilize their large foreign investor TVR owners to try and seek the same tax relief. While also attempting to keep locals out. This is appalling. Please only allow residents and LTR any tax relief.

Say yes to residents and properties willing to rent affordable and long term

Say no to investment property that really does not need any tax break at all. TVR's should not be included. Puamana is worried owner may have to sell to residents. Puamana appears to be opposed to residents. We hear the same for Lahaina Shores. Either way, please exclude TVR and include Long Term Rentals in the tax exemptions. Shame on Puamana, shame.

**Guest User**

Location:

Submitted At: 4:52pm 11-14-23

Bill 95 that will be up for vote on Thursday includes important provisions for property owners in the fire disaster zone that have been deprived of the enjoyment of their property, but continue to be liable for short term rental real estate taxes.

It is now obvious that Lahaina will be uninhabitable for quite some time, as electrical connections can be restored, water hooked up again, and toxic debris cleared away. Recent comments by John Stufflebean, the director of Maui County's Department of Water Supply suggest this may be two to three years.

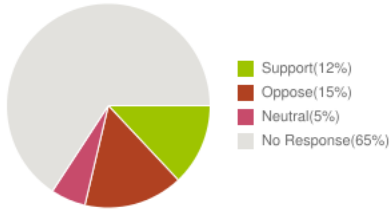
Short term rentals in the devastated town will be far longer to return.

It is only fair to suspend Real Estate taxes until the property can be enjoyed as intended.

I ask that you vote for Bill 95 as amended by Ms. Paltin as a fair way to accommodate the significant losses incurred by owners whose properties are unusable, yet who want to continue their special connection to Lahaina. Thank you for working through this terrible time for Lahaina, and helping rebuild Maui for future generations.

Mahalo and aloha,  
Nick Seiersen

## Overall Sentiment



### Guest User

Location:

Submitted At: 4:36pm 11-16-23

Konnichiwa Maui County BFED Committee,

I am here today to support exempting property tax for owner-occupied homes that are located in the fire area and are currently uninhabitable. We would additionally like to ask that if any current investment property is willing to rent at HUD rates, long term, to displaced residents, they can also receive the identical tax benefit. Puamana has very few surviving resident properties however over 100 TVR class properties still stand. If a displaced resident can obtain a long term lease from one of the many intact Puamana investment properties, we ask that the council consider waiving all property taxes for the duration of the lease. The agreement of a long term lease should be a binding contract once the property is available for occupancy. This should allow for immediate tax relief consideration for investment property owners. We ask the council consider waiving the current Long Term Rental tax class in its entirety for the duration of the rental contract. We hope the council can make it clear that residents are the focus of these relief efforts and if you are an investment property owner willing and able to help a resident, you also can receive identical and timely property tax relief from Maui County.

Approximatly 5 of the more than 200 investment properties in my community participated in long term rentals to help the well known and escalating Maui housing crisis. The fire related housing emergency calls for extra ordinary measures County wide to try and find homes for all of our displaced residents. We hope Maui County can find a way to incentivize and motivate all investment property owners throughout the county to rent affordably and long term to displaced Maui residents.

In closing, we request the elimination of taxes for owner occupied properties in the burn zone and the temporary reduction to zero of long term rental tax rates for any Maui County investment property willing to affordably house displaced residents.

Mahalo for your time.

### Guest User

Location:

Submitted At: 3:37pm 11-16-23

Aloha,

I am an owner at Lahaina Shores Condos. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Mahalo, Donna Butterfield

### Guest User

Location:

Submitted At: 1:00pm 11-16-23

My name is Dave Houston. I am a Puamana owner in Lahaina, and would like to rent long-term to locals who need housing and receive a property tax adjustment from our present status. Thank you. Dave Houston

**Peter Horovitz**

Location:

Submitted At: 11:32am 11-16-23

My name is Peter Horovitz. I am a Wailuku based attorney and resident of Makawao. I submit this testimony on my own behalf. I am in support of tax relief for all properties destroyed or rendered unusable due to the August fires, regardless of location on the island, and regardless of zoning classification. I think exemptions should lapse if properties are sold, and I also support tax relief by way of reclassification, for those TVR, STHR, Hotel, and timeshare properties used to house fire evacuees.

**Guest User**

Location:

Submitted At: 10:34am 11-16-23

Dear Committee Members,

I am writing to support inclusion in BFED-35 of ALL homeowners affected by the Lahaina wildfire whether owner occupied or not. Our home is not habitable and may not be habitable for over 2 years given the recent estimates for restoring drinking water.

My husband and I have been supporters of the Islands almost all of our married life - over 24 years. We are environmentally conscious, supporters of locals and natives and we do all we can to love, respect and support our Maui Ohana. We have owned property in Lahaina since 2015 and it is our goal to help Maui rebuild Lahaina in a way that preserves its tradition and culture, supporting Lahaina's right to retain control of the rebuild. While we cannot live full time on Maui we consider it our home. We are invested not just financially but emotionally. We respectfully ask that we be included in the tax relief despite the fact we cannot live in our home full time. We have been devastated by the loss of our Lahaina Ohana and we have felt the affects as well. We ask only that we be fairly treated and included in tax relief so we do not lose our home as well. Please amend the bill to include ALL owners whose homes are not habitable.

We will continue to support Maui, Lahaina, and our friends on the island. We ask only the same consideration from the governing body we support and that relief be given to all of us affected.

Thank you for your time and consideration, Kristin Tassin, Lahaina homeowner

**Guest User**

Location:

Submitted At: 10:15am 11-16-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

**Guest User**

Location:

Submitted At: 9:10am 11-16-23

Dear Council Members:

We own a property at Puamana, Lahaina. We do not rent our unit out as we use it as second home, but we are taxed at the highest rate. It is very fortunate that our property survived the fire. However, we are in the severely burned zone and our home has been uninhabitable for the last 3 months. Without basic services of water and sewer, provided by the County, it is likely that our home will not be habitable for perhaps a year or more. How

would you feel if you were in our situation?

We respectfully ask you to consider extending tax relief to property owners like us, given that our property cannot be used by anyone anytime soon.

Mahalo for your kokua,  
Carl & Shirley Verley  
48-1 Puamelia Place,  
Lahaina

**Guest User**

Location:

Submitted At: 9:03am 11-16-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Mal Jones  
Owner  
Unit 121 Lahaina Shores  
475 Front Street  
Lahaina  
malOHS9823@outlook.com

**Guest User**

Location:

Submitted At: 9:02am 11-16-23

Dear Budget, Finance, and Economic Development Committee,

We are writing in support of the proposed property tax relief bills (91, 95, and 102), in the hope that the various aspects of these bills will be combined into one that provides relief to all those impacted by the devastating wildfires. Specifically, we'd like to see the provisions from 91 regarding destroyed or uninhabitable/unusable property combined with the relief to hotel owners providing housing to those in need from 95 and the sunset clause from 102.

We own unit 633 at Lahaina Shores and take an active role there. (Mike currently serves as the president of the association of Lahaina Shores homeowners and Nancy is a member of the Rental Advisory Committee.) We are grateful our building survived the fire, and our hearts go out to those who were less fortunate. But conditions in the area suggest our building may be unusable for the foreseeable future. We haven't even been able to reliably access our building to perform all the needed inspections and repairs.

Lahaina Shores owners include residents, part-time residents, and those who rent out their units. As one of the few standing buildings in Lahaina, we hope to be a part of the rebuilding of Lahaina and support the local community once our building is inhabitable. In the meantime, we ask that consideration be given to the fact that our property is currently unusable for all owners, for any purpose. We respectfully ask for relief from property taxes, especially since they are based on value and use, at a time when the value and usefulness of our property has been so severely impacted.

Sincerely,

Mike & Nancy Landreth  
Lahaina Shores #633  
mlandreth67@gmail.com

**Guest User**

Location:

Submitted At: 9:01am 11-16-23

Dear Council members,

I'm one of the over 100 individual owners of an apartment at Lahaina Shores Beach Resort. As you know our building is within the fire zone, but survived the fire intact but, at the moment, with unknown damage. We do know:

- \* The basement is completely flooded.
- \* There's no electricity nor water/sewer to the building
- \* Engineers are currently evaluating the structure stability of the building.
- \* Extensive smoke damage is evident

Of course, with the complete destruction of Lahainatown it's obvious that the property cannot be used for years, even if it could be nursed back to health in a shorter time, as there's no reason for tourists to visit without a Front Street marketplace or harbor activities, not to mention all the other wonderful attributes that makes Lahaina so special. Lahaina Shores has a few full time residents, but most units are rented by the owners and therefore the property is not classified as "residential." Unfortunately, we cannot absorb the losses we've suffered. There is now no rental income to offset the ongoing expenses that continue. As an association we still have insurance premiums, reserve fees and other costs not covered by insurance. I know that some owners are wondering how to contend with mortgage payments on their units, without any offsetting revenue.

Given that Lahaina Shores cannot be used for any purpose, estimated to be for a period of several years, we respectfully ask that property tax relief be extended to property such as ours, that are not residential, but cannot lawfully be used. In reality, our property is as much of a loss to its owners as any other that has been decimated by the fire.

Thank you for your consideration.

Michael and Ellen Tolzman  
Owner, Lahaina Shores Unit 229.  
tolz24@aol.com

### **Guest User**

Location:

Submitted At: 9:00am 11-16-23

Aloha and Mahalo for your time,

My mother was born in a village on the hill beside the Olowalu stream in 1919. I was born in WA but always vowed to someday live on the island of my mother's and my ancestors.

My house and ohana are located on Alio St in Lahaina. The property is in the Kauaula subdivision which was decimated by the August 8 fire. My house is one of 6 in my immediate area to have survived.

I am retired. The house and ohana were long term rentals to local residents. My intent was to move into the ohana in the very near future. I would have already been living there except my former house tenant did not pay anything for all of the COVID protected periods. Now I am not sure I will even be able to financially survive the losses I will continue to incur due to fire. Insurance cannot sufficiently offset costs for the length of time we have been told to expect.

I initially felt very blessed to have my property still standing. Unfortunately it will not be habitable for the foreseeable future due to the lack of water and power, as well as the contamination surrounding it. I have not been able to determine if there has even been damage to the property. I was not a resident at the time of the fire and cannot move in now. I have no reduction of taxes in sight for property I cannot use in any way. What value does unuseable property have?

Unlike many in my situation, I have paid my taxes for this year. I will continue to do so until I have to ultimately

give up my property. I pray that this will be avoidable.

I respectfully request any tax relief the council can provide.

Mahalo for your consideration of this matter as well as for all you do for our island.

Aloha,  
Rochelle Brosseau  
rochebross@gmail.com

**Guest User**

Location:  
Submitted At: 8:59am 11-16-23

I am an owner at Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised and have heard that it may be a number of years before our property can be used by anyone. Many units at Lahaina Shores are owned by individuals who rent them out for part of the year and thus are not classified as "residential". Nonetheless, we like many others are not in the position to absorb the losses we have suffered. Given that our property cannot be used for any purpose we would ask that tax relief be extended to properties such as ours that are not residential, that may be standing but cannot lawfully be used.

Rita Vanderstoep owner of unit 614  
Lahaina Shores  
rrstoep@gmail.com

**Guest User**

Location:  
Submitted At: 8:58am 11-16-23

Aloha Budget, Finance and Economic Development Committee Members and Maui County Council Members,

My husband and I are blessed to call Lahaina home, but on August 8th, our home was destroyed by the fire. We also own a unit in Puamana that survived the fire, but is uninhabitable. When I first heard about Bill 95, I was thrilled and relieved that the hardship for owners of standing homes, as well as destroyed homes in the burn zone, was being recognized, and that the County understood that charging property taxes without providing services was unreasonable. Unfortunately, within the amendments to Bill 95, there is now an exclusion for homes that are not being used as principal residences. I can no longer support BFED-35 which encompasses Bill 95.

Currently, the message to owners of non-owner occupied properties, especially those who rent their units short term, is difficult to hear. There is a request in to Mayor Bissen and Governor Josh Green to use emergency actions under state law to convert short-term units into long term rentals and now these properties are being excluded from tax relief in the new form of this bill.

Short term rental properties are typically in resorts with expensive homeowner fees and high property taxes, and without tax relief from the County, cannot be considered part of the housing solution. Not to mention that all properties in the disaster zone will be uninhabitable for an extended period of time, also precluding these homes from housing the displaced families. Please consider the willingness of non-resident homeowners to be part of the solution, as everyone on the WestSide is part of the same community, sharing the love of the WestSide, specifically LahainaTown. This has been my favorite place in the world since I first visited Maui in 1977. It is gone and it hurts me to see how our community is being divided during this time when we should be collectively working toward a solution while rebuilding our wonderful town. A step in the right direction would be to provide tax relief to ALL properties in the burn zone.

Respectfully,

Cathy Medina  
355 Front Street  
Lahaina  
cathykmedina@gmail.com



**Guest User**

Location:

Submitted At: 8:57am 11-16-23

My wife and I have been owners on Maui since 1989 and full-time residents for the past several years. We were fortunate to have had our primary residence and an investment property in Lahaina until August 8th when our home was completely destroyed by the fire and our investment property became uninhabitable.

My intent was to support Bill 95 and Bill BFED-35 to give all the victims of the Lahaina fire a property tax exemption because their property is uninhabitable with no potable water and no sewage. But unfortunately, I oppose Bill 95 and Bill BFED-35 since it does not apply to all homeowners that were affected by this tragic event. This situation will continue for at least several months to come. Singling out homeowners who are not living in their units is a form of discrimination. This is a time when all the people of Maui should work together. It is not the time to have policies that only help a few and hurt so many others.

Please consider the TOTAL well-being of all the people who love Maui!

david.w.medina@gmail.com

**Guest User**

Location:

Submitted At: 8:56am 11-16-23

Aloha,

I am a long time resident of the westside of beautiful Maui for almost 30 years. My sons were raised in Lahaina and I'm a member of our community. Our heart breaks daily as we witness the destruction of our Lahaina town and grieves for all the people who lost their lives. Our community will never be the same and those lives lost will always be remembered. I thank you for all you have done to this far help our community.

Along with being a resident, I also am an owner of a Lahaina Roads condominium located at, 1403 Front St.

Although our building was not burned to the ground on Aug 8th, it was subject to extreme heat and deemed uninhabitable.

The apartments on the south and north sides of the building were heavily damaged. We don't know if there are cracks in the concrete as a result of the high heat and if our building is structurally sound. A car in the garage melted, burning water/sewer pipes and electrical wires. Our mail box bank melted. Etc. We won't know the true condition of the property until we are able to access the building and perform viability tests on the concrete as well as the other utility/infrastructure systems.

I'm wondering when those of us who have buildings still standing but uninhabitable will be addressed?

I have been laid off and as everyone else the future is uncertain. I have been in the hospitality industry for almost 30 years on the west side. I have been unable to qualify for any of the funds being distributed to help those in need due to the building "still standing".

The Mayor's decision to waive RE taxes only for 'improved structures that were completely destroyed' (<https://www.mauicounty.gov/civicalerts.aspx?aid=12718>) in the burn zone does a huge disservice to owners blessed enough to have their home survive to some degree. We cannot access our property. We do not have the benefit of infrastructure such as water, sewer, electric service. We cannot use our property at all until all the clean-up work is complete and our building has passed various integrity checks. This is certainly as far out as one year, and could be as much as 2 years. We deserve to be included in the 'total loss' burn zone at least for one year.

As our County Council representatives and Mayor, please advocate for us to be included in the Lahaina wildfire burn zone, complete loss, because at the moment there is no difference between the structure being completely flattened and somewhat standing.

Your attention and guidance to this matter is greatly appreciated.

With deep gratitude,

Madeline "Vida" Allen  
808 283 4169  
vidaallen@me.com

**Guest User**

Location:

Submitted At: 8:55am 11-16-23

RE: Please approve Bill 95

We need full property tax relief, for all properties in Lahaina tax zone 4 sections five and six.

For our Condo on front street that miraculously remained standing after the fire

- 1) We have no water, sewer, or electricity, and our property is covered and filled with toxic smoke and ash.
  - a. The most significant news from this past week were comments made by the Director of Water supply who said that it will be two to three years before safe drinking water will be available in Lahaina
- 2) Our homes won't be safely habitable until the Lahaina Town toxins have been cleared and removed, normal clean up completed and utilities etc. re-established for all of Lahaina. (maybe 1-2+ yr timeline optimistically)
- 3) Numerous toxic cancer-causing pollutants were released throughout Lahaina Town in the fire. Recently we have been told by experts in toxic cleanup that because our homes have been sitting in the Lahaina heat for months with toxic ash inside, walls have soaked up the toxins requiring more than just mitigation cleaning.
- 4) Everyone's property values have been decimated.
- 5) ALL HOME OWNERS of Lahaina fire zones needs Tax Relief

Thank you,  
Connie Maurer  
Lahaina Roads  
1403 Front Street unit #311  
Lahaina, Hi  
chm\_nm@yahoo.com

**Guest User**

Location:

Submitted At: 8:54am 11-16-23

Testimony for the BFED committee on Bill 95 that will be up for vote on Thursday.

This bill includes important provisions for property owners in the fire disaster zone that have been deprived of the enjoyment of their property but continue to be liable for short term rental real estate taxes.

It is now obvious that Lahaina will not be inhabitable for quite some time, while electrical connections can be restored, water hooked up again, and toxic debris cleared away. Recent comments by John Stufflebean, the director of Maui County's Department of Water Supply suggest this may be two to three years.

Short term rentals in the devastated town may be even longer to return.

It is only fair to suspend Real Estate taxes until the property can be enjoyed as intended.

I ask that you vote for Bill 95 as amended by Ms. Paltin as a fair way to accommodate the significant losses incurred by owners whose properties are unusable, yet who want to continue their special connection to Lahaina.

Thank you for working through this terrible time for Lahaina and helping rebuild Maui for future generations.

Mahalo and aloha,

Nick Seiersen  
Author of "le Bon Accord Avec le Bon Fournisseur" The Right Deal with the Right Supplier  
Sustainable value for every supply chain dollar through the right deals with the right trading partners  
647 299 8360  
nseiersen@hotmail.com

**Guest User**

Location:

Submitted At: 8:52am 11-16-23

Good evening County Clerk of Maui,

I am one of the owners of Unit 305 at Lahaina Shores Hotels. There are about 200 units in the hotel. Fortunately our building survived the horrible fires in August 2023, but we understand that we are not able to enter as of today. I was told that our water and sewer has been compromised and that it could be a few years before our property can be used by anyone.

Many of the owners at Lahaina Shores rent out their units some of the time during the year and therefore should not be classified as "residential". At this time we still do not know if there is damage to our interior units.

Since our units cannot be used by owners or guests, we are not in a position to absorb financial losses and have lost revenue since August 2023. We are asking that all tax relief be extended to Lahaina Shores owners. The building is trending but no one is allowed to enter or reside there.

Thanks,

Irene Yamagata

homesbyirene@gmail.com

### **Guest User**

Location:

Submitted At: 7:55am 11-16-23

Aloha Council Members,

Mahalo for taking your time to read my letter.

I have been a fulltime resident of Maui county for over 40 years, my children were born here, my grandchildren also and are of Hawaiian Ancestry. I write to you today to ask for your kind consideration on the amendments to the original council bill 95 for all fire affected zones.

While my home still stands it is uninhabitable due to the remediation that needs to happen before my family or any other persons can live there. We are displaced as well and jobs and income impacted.

As you are aware, there is no consumable water and as I understand from what I hear from the authorities it is not expected to be for 18 mos. or more.

Also, there is no sewer and again up to 2-3 years from what I am told.

We are all hurting from this devastation and tragedy and will be for years to come, therefore I ask for your kind consideration to vote NO on the amendments.

Mahalo,

Laine Assid

### **Guest User**

Location:

Submitted At: 7:47am 11-16-23

Aloha,

When Maui County Council initially proposed council bill 95 and property tax relief for all, I was struck by your wisdom, compassion, empathy, sense of fairness and good common sense. You seemed to understand that still standing homes were, in most cases, were uninhabitable and not suitably safe for owners or housing displaced families. Unfortunately, amendments as proposed will adversely or indirectly affect all Maui families and actually reduce housing availability.

All experts we have talked to regarding the damage on the exterior and interior of our home, as with the majority of standing homes in all the affected areas will require 6 to 10 months to mitigate the fire damage.

The most significant news from the past few weeks were comments made by Maui's Director of Water supply

saying that it will be two to three years before safe drinking water will be available in Lahaina. Additionally, we hear the sewer system will not be operable for 2-3 years. <https://www.civilbeat.org/.../it-will-be-years-before.../>

Please show the same wisdom, compassion and empathy, fairness and good common sense shown in the original bill as regionally introduced. Please vote No on the proposed amendments.

Thomas Clements

**John Northcut**

Location:

Submitted At: 6:46am 11-16-23

TVR taxes are high. HOA fee's are high. Mortgage rates are high. You make an investment in real estate and you pay the taxes. You keep residents from living in some of the very few properties not burned down, you get to continue to pay YOUR obligations. Ask the bank to lower your rate. Ask your HOA to reduce the fee's. Did they? No? Will they? No. Your TVR taxes helps residents. This bill help residents. While you continue to live you life elsewhere Lahaina residents suffer. Your TVR did in fact, take away a Lahaina home. Your desire to keep locals out has been observed. You put up fences and took away our shoreline. You installed a hardened shoreline that eroded our beaches. You want residential benefits from the mainland. You want your multiple Lahaina TVR properties to skip out on taxes. You make tens if not hundreds of thousands of dollars a year on your rental business. You can afford to pay your fair share. After all, your property did not burn and will be one of only a few hundred in Lahaina Town once the water is back. Your property has increased in value since there are so few left. Your rental rate will skyrocket once you are able to bring back the TRV guests. You are going to be just fine, TVR owner.

**Guest User**

Location:

Submitted At: 6:33am 11-16-23

I am one of the 199 owners at Lahaina Shore. While our building survived the fire, it is within the fire zone. We have yet to have access to our building but still must pay our mortgages, taxes, and AOA fees. It may be years before our properties may be utilized. I ask that you also give us tax relief while our units are inhabitable

Thanks

Unit # 210

Shelly Glass

Maui Resident

**Guest User**

Location:

Submitted At: 5:57am 11-16-23

We were asked to submit this here. We cannot rent our units and are not residents. We visit now and then but this in an investment property. We do not want any local residents to buy in our building. Locals just ruin things and we like to keep Lahaina Shores visitor focused as the money is so good, we bought more than one.

We are owners at the Lahaina Shores. While our building survived the fire, it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

**Guest User**

Location:

Submitted At: 5:41am 11-16-23

The agenda for the next Budget Finance and Economic Development (BFED) meeting has been posted for Thursday, November 16 at 1:30 pm HST:

<https://mauicounty.legistar.com/View.ashx?M=A&ID=1133856&GUID=4C15BDB0-7AA5-4AAC-B618-C5C4EDDDBD02>

This agenda includes 5 different items, but most relevant to our concerns is BFED- 35 and this item continues to include Bill 95 that previously create a full exemption from real property tax for ALL properties in Lahaina tax zone 4 sections five and six.

UNFORTUNATELY, the Council member who proposed Bill 95 has submitted several proposed amendments to this bill. Most concerning is an amendment that would only provide the additional tax relief to Owner Occupied properties and not to non owner occupied or TVR properties within the burn zone.

The proposed amendments also include an amendment to allow owner occupied properties outside Lahaina tax zone 4 sections five and six to also get a tax exemption if the property was made uninhabitable and proof can be by photograph or insurance claim. And it also includes a section to allow Homeowner tax exemptions in place prior to the fires to remain in effect until at least June 30, 2025, while the property may be uninhabitable even though the exemption might require the owner to live in the property.

Both written and oral testimony should be encouraged to support expanding tax relief to all properties in the burn zone. Council members need to feel empathy for the property owners with undamaged properties who have not been able to use their properties for the past 3 months and most likely will not be able to use the for the next year or two.

Don't yell at the Council members, instead try to appeal to their own sense of fairness. But understand that many of the Council members are not empathetic to ANY second home or TVR owners, as they feel that these uses take away housing opportunities for residents. The Council members will respond to masses of people calling for them to take a particular action, but will ignore just a few, who seem unsatisfied or angry. It takes 50-100 testimonies to actually get their attention. So, wives and husbands should each send in or speak their own testimonies. Try not to repeat the exact same thing that others have said, but try to personalize your own testimony and how the payment of these property taxes impacts you personally. DO NOT say that you may not be able to afford to keep your Maui home at these high taxes, without being able to use or rent your property. They actually want you to sell, in hopes that a local person would buy your second home to live in full time.

It is noteworthy that BFED-35 also includes two other tax relief bills, BILL 91 and Bill 102. Neither of these bills would provide tax relief to property owners whose properties were not damaged or destroyed and both depend on someone to declare the property as uninhabitable. And the Real Property tax department has submitted some code amendments that also do not help anyone whose home was not destroyed by the fires.

The most significant news from the past week were comments made by the Director of Water supply who said that it will be two to three years before safe drinking water will be available in Lahaina.  
<https://www.civilbeat.org/.../it-will-be-years-before.../>

This supports the argument that property taxes for ALL properties in the burn zone need to be suspended for at least 2 years.

Written testimony can continue to be submitted via the ecomments link:

<https://mauicounty.granicusideas.com/.../654d8bea7d79654c...>

Note that all the bills previous comments and proposed amendments can be accessed thru the ecomments link above.

Written testimony can also be sent directly to the Council member's email

COUNCILMEMBER EMAIL ADDRESSES:

- Alice.Lee@mauicounty.us , Council Chair

- Yukilei.Sugimura@mauicounty.us , Vice-Chair
- Tasha.Kama@mauicounty.us , Presiding Officer Pro Tempore
- Thomas.Cook@mauicounty.us , Councilmember
- Gabe.Johnson@mauicounty.us , Councilmember
- Tamara.Paltin@mauicounty.us , Councilmember
- Keani.Rawlins@mauicounty.us , Councilmember
- Shane.Sinenci@mauicounty.us , Councilmember
- Nohe.Uu-Hodgins@mauicounty.us , Councilmember

**Guest User**

Location:

Submitted At: 5:41am 11-16-23

I support property tax relief for all owners in the area of destruction. Relief should not be limited to owner-occupied units.

My family purchased a unit in Puamana 50 years ago. It is full of family memories, even though we did not live there year-round. My parents lived there at least half of each year, and my niece was married at Puamana. We have a deep love and appreciation for Maui, and are devastated by this fire. Although we have rented the unit out in the last few years when we were not using it, we are committed to supporting Lahaina through its restoration. In the meantime, we are burdened by HOA fees and steep property taxes while not receiving any utility service perhaps for several years. Our unit did not burn down, and it could be used to house those year-round residents who have lost their homes, but without tax relief, this will be much more difficult. I submit that all property owners (even LLC's, which are often essentially individual owners), should receive property tax relief until services to their property are restored completely.

**Kim Gervasoni**

Location:

Submitted At: 4:35am 11-16-23

We are owners in Puamana. We have been visiting Lahaina for 30 years and renting in Puamana every year. It was our dream to own in Puamana and eventually retire there. Finally, two years ago our dream became a reality when we purchased a home in Puamana. Our children are still in school so we can't live there year around until they are in college. To help pay for our mortgage and HOA dues, we have been renting it out. We came to visit last month and our hearts were just broken when we saw the devastation in Puamana. We are fortunate that our home did not burn down but it is inhabitable and who knows how long it will be before we can use it again. We will have a loss of use for years until the water and sewer are repaired. In the meantime, we still have to pay our mortgage and our HOA dues. I understand that owner occupied units are in a different position because they have no place to live and I support that they shouldn't have to pay property taxes but we should not be penalized because we don't live there year around. We are US citizens and not international investors. We love Maui and that is why we purchased there and plan to retire. Please, please consider all owners. Thank you for all you are doing.

**Guest User**

Location:

Submitted At: 4:30am 11-16-23

I am an owner at Lahaina Roads. While our building miraculously survived the fire it is in the catastrophic fire zone 4. Everything burnt to the ground around us. It is evident water and sewer to the area are compromised, and we have heard that it may be a number of years before our property can be utilized by anyone.

Many of the units in Lahaina Roads are owned by individuals who do rent them out for part of the year, and thus are not classified as "residential." Nonetheless, I, like many others, am not in a position to absorb the losses for multiple years. I am still responsible for paying monthly HOA fees. Given that my property cannot be used for any purpose, I would ask that tax relief be extended to all properties, such as mine, that are not residential, that may be standing, but that cannot be lived in for quite some time.

the County should understand that charging property taxes without providing services is unreasonable

Thank you for your consideration,

Connie Maurer Lahaina Roads #311

**Guest User**

Location:

Submitted At: 4:26am 11-16-23

My husband and I have been supporters of the Islands almost all of our married life - over 24 years. We are environmentally conscious, supporters of locals and natives and we do all we can to love, respect and support our Maui Ohana. We have owned property in Lahaina since 2015 and it is our goal to help Maui rebuild Lahaina in a way that preserves its tradition and culture, supporting Lahaina's right to retain control of the rebuild. While we cannot live full time on Maui we consider it our home. We are invested not just financially but emotionally. We respectfully ask that we be included in the tax relief despite the fact we cannot live in our home full time. We have been devastated by the loss of our Lahaina Ohana and we have felt the affects as well. We ask only that we be fairly treated and included in tax relief so we do not lose our home as well. Please amend the bill to include all home owners whose homes are not habitable.

### **Guest User**

Location:

Submitted At: 4:04am 11-16-23

This needs to include non owner occupied properties. With no clean water for 2 years, whether the property is standing or not and regardless of use type, none of the properties are useful!

### **Guest User**

Location:

Submitted At: 1:38am 11-16-23

Whether arable land, owner occupied home, long or short term rental, store, or restaurant, if a property is completely unusable why should it be taxed until it is usable again?

What property "value" does it have? You cannot live on it, grow produce on it, graze livestock with it, sell your farm goods from another location on it, or even sit on a mat and enjoy a view from it. It cannot be owner occupied if you cannot live there!

Full time resident owners who pay their HI State Income Tax obviously should be the only ones to get a tax break during normal times. These are not normal times. We have all been traumatized!

We do not need to be ugly with each other. The hotels and short term rentals have their place in normal times too. Whether owned by locals or foreigners. Without their excise and transient accommodation taxes we would not have enough money for our infrastructure.

For that matter, unless your ancestors paddled from another island, claimed first human occupancy of Maui then battled to keep this land, you are a foreigner too.

The market value of some of those short term rentals are more for a single room than a 3 bedroom house. Their taxes reflect that. They wouldn't have that same market value as a residence. It is more valuable because of the daily rates. Less value, less taxes, less money to our community. There needs to be a balance.

There is also a great need for more AFFORDABLE housing developments for fulltime residents. Maybe we can use some of that short term rental tax money and build them. How about requiring all residents in those developments to show at least 10 years of HI State Income Tax Returns before they are allowed to buy one and can only sell to someone else with the same requirements? Or possibly County Owned Rent controlled apartment homes. That would also create more County Jobs to manage and maintain them. I know there must be a lot of problems with each of those ideas but at least I am trying.

We need to stop being unpleasant with one another and look forward to a more positive solution. I am hoping our council will work in that direction. Budgets are hard to balance and Mother Nature kicked the heck out of the excise tax dollars Lahaina would have been providing as well as the property taxes. All of the lost jobs means less income tax too.

We need to pull together and stop poking at each other. No one started the winds to blow. Regardless of how the fire started, without the wind my church and our houses would all still be standing. Try to be kind to others whether they are foreigners or not.

Aloha (not just a word!)

**Guest User**

Location:

Submitted At: 9:55pm 11-15-23

Foreign Temporary Short Term Vacation Rental Owners Should Pay Taxes! Local residents should not be forced to cover the greedy foreigners investment if they won't even change from short term rental now when needed most.

**Guest User**

Location:

Submitted At: 9:22pm 11-15-23

In reviewing these comments, it is clear there is a document shared with many who elected to simply cut and paste. Based on what I have read, it appears that the majority of comments have had zero thought and instead are just putting the same thing down. It is all TVR owners and not many residents. Or the people that claim to be residents but actually live on the mainland. They visit but not enough to be actual residents. Home is where you live, not something you rent out for months at a time. At a silly daily rate.

How great would it be if this was the event where legitimate Maui residents reclaimed these properties.

Residents get tax relief. TVRs excluded.

**Mike Po**

Location:

Submitted At: 9:07pm 11-15-23

We read Bill 95 from inception. We know from the very beginning it was only for owner occupied properties. Many TVR owners jumped at the chance to support it without even reading the details. Giving Owner-Occupied properties tax breaks is the right things to do. Residents should be given special treatment and foreign speculative investors are free to change their designation to owner-occupied or long term rental. But they really like that TVR money and in the past few years, made it clear they do not even recognize ""resident communities" but rather want to change everything to a resort. Please take care of your residents and constituents that have lost their primary home. All the TBR people lost an investment property and are doing just fine in their primary home. Lahaina Shores and Puamana will be just fine. A shame they used to be primarily residential and they have been collecting absorbent fee's for renting those units for a long time. The are horrified at the though of residents in their property. They want wealthy mainlanders and have consistently rejected having full-time residents in the communities. TVR properties can continue to pay their established fair share. Residents and only residents should be considered for tex relief. As the bill was originally written. Do not let foreign investors shirk their tax duty. Pass this bill excluding TVR properties. They all thought they would get a free pass when they never even read the bill. Prior comments all all about support. They did not read it and it is not a new amendment. No benefits for the very people that have ruined our communities. You own multiple properties? Good for you but that makes you worse, not better. A shame if you have to sell to someone that will make your TVR a residence. We should find a way to reduce TVR's in Lahaina Shores as well. And Puamana. A home and an investment property are not the same, your "Home" is not your home. It is a business. Your home is elsewhere and is doing just fine. The RESIDENTS need this tax relief. Investment properties are not homes. They are businesses. And if you business did not burn down, pay your taxes and stop complaining.

**Guest User**

Location:

Submitted At: 7:12pm 11-15-23

We are owners at Lahaina Shores Beach Resort. While our building survived the fire it is well within the catastrophic fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. At this point, we haven't been allowed access to assess damages due to the toxic surrounding environment.

Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are



not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. We are still responsible for paying monthly HOA fees. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Thank you for your consideration,

Rocky and Stephanie Eastman  
Unit 318

**David Medina**

Location:

Submitted At: 6:36pm 11-15-23

My wife and I have been owners on Maui since 1989 and full time residents for the past several years. We were fortunate to have had our primary residence and an investment property in Lahaina until August 8th when our home was completely destroyed by the fire and our investment property became uninhabitable. My intent was to support Bill 95 and Bill BFED-35 to give all the victims of the Lahaina fire a property tax exemption because their property is uninhabitable with no potable water and no sewage. But unfortunately I oppose Bill 95 and Bill BFED-35 since it does not apply to all homeowners that were affected by this tragic event. This situation will continue for at least several months to come. Singling out home owners who are not living in their units is a form of discrimination. This is a time when all the people of Maui should work together. It is not the time to have policies that only help a few and hurts so many others. Please consider the TOTAL wellbeing of all the people who love Maui!  
Respectfully,  
David Medina

**Guest User**

Location:

Submitted At: 4:27pm 11-15-23

My husband and I are blessed to call Lahaina home, but on August 8th, our home was destroyed by the fire. We also own a unit in Puamana that survived the fire, but is uninhabitable. When I first heard about Bill 95, I was thrilled and relieved that the hardship for owners of standing homes, as well as destroyed homes in the burn zone, was being recognized, and that the County understood that charging property taxes without providing services was unreasonable. Unfortunately, within the amendments to Bill 95, there is now an exclusion for homes that are not being used as principal residences. I can no longer support BFED-35 which encompasses Bill 95.

Currently, the message to owners of non-owner occupied properties, especially those who rent their units short term, is difficult to hear. There is a request in to Mayor Bissen and Governor Josh Green to use emergency actions under state law to convert short-term units into long term rentals and now these properties are being excluded from tax relief in the new form of this bill.

Short term rental properties are typically in resorts with expensive homeowner fees and high property taxes, and without tax relief from the County, cannot be considered part of the housing solution. Not to mention that all properties in the disaster zone will be uninhabitable for an extended period of time, also precluding these homes from housing the displaced families. Please consider the willingness of non-resident homeowners to be part of the solution, as everyone on the WestSide is part of the same community, sharing the love of the WestSide, specifically LahainaTown. This has been my favorite place in the world since I first visited Maui in 1977. It is gone and it hurts me to see the how our community is being divided during this time when we should be collectively working toward a solution while rebuilding our wonderful town. A step in the right direction would be to provide tax relief to ALL properties in the burn zone.

Respectfully,  
Cathy Medina

**Guest User**

Location:

Submitted At: 4:22pm 11-15-23

Dear BFED Committee:

I am an owner of 9-1 Puamelia Place in Puamana. This unit is within the fire zone and has been uninhabitable since the fire. The unit may remain unoccupied for the next two to three years in the absence of safe drinking water.

Bill 95 seeks to avoid doing further harm to those of us who have experienced such a catastrophic loss by temporarily suspending the real property tax in Lahaina tax zone 4 sections five and six where our unit is located. This Bill seems very just and exemplifies the standard of good and compassionate governance to "do unto others as you would have done unto you."

However, we have just now been made aware that there is a proposed amendment which would limit this exemption to only full time residents.

Respectfully, this is neither a laudable nor compassionate amendment.

Whether the unoccupied unit is owned by a full time resident or by someone who spends most of the year on the island without declaring residency is a distinction without a difference.

In both cases, the ethical rationale for providing tax relief (the avoidance of financially burdening someone who has already sustained such a terrible financial loss; the recognition that the government is not providing multiple essential services in exchange for taxation; the significant loss of inherent property value) is exactly the same.

Accordingly, I would ask that you give kind consideration to the proposal to exempt all currently unoccupied properties in the fire zone from the payment of property taxes until such time as the units can be occupied.

Kind regards

Tom Mulvihill  
mulvihillthomas@yahoo.com

**Guest User**

Location:

Submitted At: 4:22pm 11-15-23

Good afternoon,

Several proposed amendments have been submitted to Bill 95, which is part of BFED-35. I have grave concerns regarding the amendment which would allow property tax relief to owner occupied buildings, but not to non-owner occupied or TVR properties, that survived the fire in the burn area.

Our property (Lahaina Shores Unit 301) was not burned, but is uninhabitable. The entire building has no electricity, water or sewage service. John Stufflebean, Director of Maui County Water Supply, has stated that it could take 2-3 years for water to be restored to the burn area. Occupancy could present a significant health and safety risk due to the environmental toxicity of the surrounding area.

Given this situation, it may be years before Lahaina Shores can be safely reoccupied. Meanwhile, we are being taxed for services we aren't receiving and assessed at a rate that doesn't take into consideration the sharp decline in property values.

There is no real difference between the properties that are owner occupied and those that are not. Both are uninhabitable now and in the foreseeable future. Both do not have access to County services such as water and sewer. Both are affected by the environmental toxicity in the burn area. Property values for both have declined drastically.

Please consider allowing property tax relief for all of those properties that survived the fire but are inhabitable until such time as they have access to essential County services and can be safely reoccupied. At the very least, property taxes should be greatly reduced due to the considerable decrease in essential services and in

property value as a result of the devastating fire.

Thank you for your time,

Elizabeth Koller

**Guest User**

Location:

Submitted At: 3:50pm 11-15-23

Dear Sir or Madam,

We are owners of one of the 199 condos at the Lahaina Shores which we use both as a secondary residence and an investment rental property. Although our building survived the August 8th wildfire, it is well within the fire zone of apocalyptic destruction in Lahaina. As you may know, entry to our building has been prohibited since August 8th due to concerns about safety of the structure and possible contamination caused by smoke, soot, and ash from the fire. In addition, water, sewer and electrical power to our building and the surrounding area are unavailable, and it may be a number of years before this public infrastructure is restored and our property can be utilized as a personal residence or rental property. Thus, although our building was not destroyed, it is currently and will be for the foreseeable future, uninhabitable and unable to be used for any purpose. Like so many of our fellow condo owners and residents of Lahaina, the wildfire has caused us to suffer a significant financial loss. Given that our property cannot be used for any purpose we ask that the tax relief promised by Mayor Bissen for property "completely destroyed by the wildfire" be extended to include properties, like ours, that are "essentially destroyed" because they are uninhabitable for any purpose. We support the passage of property tax bills that can accomplish this goal.

Sincerely,

David C. and Eleanore Kay Dawson. (Unit 308 Lahaina Shores)  
kaydawson@comcast.net

**Guest User**

Location:

Submitted At: 3:34pm 11-15-23

We are owners at the Lahaina Shores. While our building survived the fire, it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

John McNamara  
Betty McNamara  
Ann McNamara Kim  
Michelle McNamara Shaw

Unit #520  
Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761  
bettymcnamara@hotmail.com

**Guest User**

Location:

Submitted At: 3:03pm 11-15-23

Testimony for BFED 35  
Submitted by Thomas Croly

The three bills that are part of BFED-35 each aim to provide real property tax relief for properties impacted by the wildfires of August 8, 2023. The Mayor used his emergency declaration powers to waive the FY2024 Real property taxes for all properties destroyed by the fires. While he did not expressly extend this to properties that were not destroyed, but left uninhabitable, these properties should also receive the same tax relief for FY2024 because of the destruction surrounding these properties and lack of County infrastructure.

These properties, in Lahaina burn zone, have not been available to their owners for the past 100 days and, based on the timeline estimates for debris removal and utility restoration, these properties will not be habitable for at least a year and possibly for up to 3 years. Therefore, for the current tax year, ALL of these property owners in the Lahaina burn zone should receive the same tax relief, and that relief may need to be extended to FY2025 as needed.

The loss of tax revenues that was initially estimated for the Lahaina burn zone, and included in Bill 94, was \$19.5 million. Only after excluding the properties that were not fully destroyed, did the RPT department reduce this loss of this tax revenue to \$11.5 million. I suggest that the County grant the full tax relief to all the properties in the burn zone and use the \$19.5 million loss of revenue estimated in Bill94 to balance the FY2024 budget and plan for a similar loss for FY2025.

Perhaps benchmarks will need to be established for determining when these properties are eventually declared habitable or when the lots may obtain building permits to allow reconstruction and when this tax relief could be suspended. But these property owners should not be required to pay property tax while their properties are unusable unless they were to sell the property.

The proposed bills go on to extend homeowner exemptions to properties that were granted a homeowner exemption prior to the fires. And I support this intent, but this is irrelevant for the period when the property taxes are waived and would only become relevant once property tax assessment resumes for these properties. And perhaps this provision should have a requirement that the tax subsidy provided by the homeowner exemption would need to be paid back if the destroyed property does not resume qualifying homeowner use as soon as it is rebuilt or should the property be sold prior to its reconstruction.

Finally, Bill95 has a section intended to incentivize property owners of second homes and short term rentals to convert their use to house displace Lahaina residents. And I fully support this intent. The Mayor has a program currently in place to pay residents up to \$1500/month for housing displaced residents in their own homes, most of which pay less than \$1500/year in property tax. So, the tax relief that I support for conversion of STR or second home use to Long term Rental use is similar to this program.

**Guest User**

Location:

Submitted At: 2:26pm 11-15-23

Aloha

We are Gerald and Arlene Bachecki and own in Puamana, Lahaina since 2000.

This email is to support Bill 95 and Bill BFED-35 to give victims of the Lahaina fire a property tax exemption because their property is uninhabitable with no potable water and no sewage. This situation will continue for at least several months to come. Singling out home owners who are TVR owners is a form of discrimination. Without any protest, we have paid our taxes for more than 20 years. Without owners like us, where would the Maui economy be? We think you are not only doing us a disservice, but also Maui and Hawaii in general.

Please consider the TOTAL wellbeing of all the people who love Maui!

Gerald and Arlene Bachecki  
kdaxo1@gmail.com

**Guest User**

Location:

Submitted At: 2:25pm 11-15-23

I have been following the progression of proposed legislation to provide tax relief to homeowners affected by the fire, specifically those of us with "intact" homes in the fire zone. I emailed and submitted testimony previously; my husband and I are owners of 87-1 Pualei Drive in Lahaina. Our home is still standing but surrounded by homes that burned to the ground. The community in which our home is located is currently one with "limited access" - meaning we have to get the National Guard to approve limited access to the property.

Our home is NOT INHABITABLE and will not be for months to years. We have significant smoke damage that cannot and should not be remediated until after the surrounding toxic debris is removed, which is at least months away. We have no potable water or sewer. We have heard that it may be years before clean water is available in our home again.

It appears that the amendment BFED-35 would only provide a tax exemption to owner-occupied properties. It would be terribly unjust to limit the tax exemption only to those homes that were exclusively owner-occupied. Property taxes pay for services, and it sounds like basic services may not be available for years. The home has not been really accessible for three months now, and it will not be inhabitable for months to years to come. Property tax relief is much needed. Our mortgage and HOA obligations remain. Quite frankly, while our unit is still "intact", we too LOST our home for the foreseeable future.

Aloha,  
Anne Fender  
87-1 Pualei Drive, Lahaina HI  
anne.fender@gmail.com

**Guest User**

Location:

Submitted At: 2:23pm 11-15-23

Maui County Council Members,  
Budget, Finance & Economic Development Committee  
Meeting – November 16, 2023: BFED-35 - Bill 95

In Support of Property Tax Exemptions for non-owner-occupied property owners

We are the owners of a property located in the Lahaina burn zone. Our property was not destroyed but is located next to an enormous burn zone of toxic unstable rubble. We still have no water or sewer services. The County's Director of Water recently stated at it will be 2-3 years before safe water will be available. Our home will require extensive cleaning/remediation to remove the ash/toxins but this cannot be done until the toxic debris has been removed from the surrounding burn zone which may take up to a year to complete. Our home is uninhabitable and there is no timeline as to when it will be safe to live in.

In addition to property taxes, we are also still responsible for paying our monthly HOA fees and other expenses. Property taxes are based on property values which have been decimated by the destruction of Lahaina Town. It is unjust for ANY property owner of still standing but uninhabitable properties to be required to pay property taxes when basic County infrastructure (water, sewer) is not available due to fire damage, the property itself is uninhabitable, and surrounded by toxic debris which may not be removed for many months.

In conclusion, it is unfair to exclude any class of taxpayer who continues to be significantly affected by this devastating fire. We respectfully ask that the Committee provide exemptions from property taxes for the next two years to ALL owners of properties (including non-owner-occupied) significantly affected by the Fire.

Respectfully submitted,  
Peter and Donna Gibson  
dmg@telus.net

**Guest User**

Location:

Submitted At: 2:21pm 11-15-23

Alan & Sondra Currie-Levi

Nov. 15, 2023

Dear Maui County Council,

We are wholeheartedly requesting that you please pass Bills 91, 95 and 102 or any combination thereof. My wife and I are owners at Lahaina Shores (475 Front St., #123). While our building is still standing (albeit with severe damage) it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. We have no water, no sewer operation and at this time no power. And we haven't even been able to get inside at all because of the toxic environment in all of Lahaina to see what our interior heat and smoke damage might be, plus all of our personal losses. Needless to say, we cannot live in it, rent it or even visit our condo. Given that our property cannot be used for any purpose whatsoever, we are asking that tax relief be extended to properties such as ours, that are not residential, that may be standing, but that cannot lawfully be used for some time.

Sincerely,  
Alan & Sondra Levi  
ajl14@aol.com

**Guest User**

Location:  
Submitted At: 2:19pm 11-15-23

My name is Michael Cornell and my wife Jana and I have owned two units at Lahaina Shores for nearly thirty years. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year and thus are not classified as 'residential.' Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties such as ours that are not residential, that may be standing but that cannot lawfully be used.

Michael K. Cornell  
michael.k.cornell@gmail.com

**Guest User**

Location:  
Submitted At: 2:17pm 11-15-23

BFED Committee:

Our family has owned a home in Lahaina for over 35 years. While I would love to live on Maui full time, other needs in the states allow me only several months yearly. We have deep love for the island and our friendships there are priceless. We are very involved with our local church, the Church of Jesus Christ of Latter Day Saints which does many community service projects. Additionally, I volunteer at Feed My Sheep, and serve meals to those in need at Thanksgiving. I have worked on beach and highway clean crews and many other worthwhile projects when on the island.

Please consider that we part-time residents are also good, law-abiding citizens who not only serve the local Maui community, but we have deep connections there. We hug and call you by name and you the same. We are very grateful for our Maui ohana.

Our home is still standing however we have no water or sewer, and we are surrounded by toxic ash therefore our property is deemed unsafe and is completely unusable. I understand we will not have potable drinking water for possibly two years.

Please consider our plea to please pass:

BFED-35, specifically portion Bill 95 that previously created a full exemption from real property tax for ALL properties in Lahaina tax zone 4 sections five and six.

Thank you for your consideration,

Roxanne Whitbeck  
100-4 Pualei Drive  
Lahaina, HI. 96761  
rox.whitbeck@gmail.com

**Guest User**

Location:

Submitted At: 2:16pm 11-15-23

Dear County Clerk, I own unit 428 at Lahaina Shores Resort. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used. I have incurred a significant cost in monthly revenue as well as a lack of home to call my own in beautiful Maui. Thank you for your attention to this detail,  
Celeste Herrick Doe  
cjhdoe@gmail.com

**Guest User**

Location:

Submitted At: 2:15pm 11-15-23

Aloha,

I am an owner of a unit in Puamana that was not destroyed by the wildfire.

While I previously supported Bill 95, I want it known that I do not support the bill in its current state. It has been revised to exclude owners of surviving homes that are non owner occupied.

It is not reasonable for owners of property that is uninhabitable and is expected to be unusable for years to have to pay property taxes. My property taxes are \$ 30,000. The public services (water and sewer) are not being provided and it could be two to three years before they are. This in itself is a travesty!

In addition, all owners of property in the fire zones face similar financial burden including clean up of toxic material and replacement of personal property. It is not just limited to a select few.

In fairness to all affected properties, I urge you to extend the property tax exemption to all residential property in Lahaina.

Respectfully,

Corene Pearl  
226-4 Pualei Drive  
Lahaina, HI  
puamana@aol.com

**Guest User**

Location:

Submitted At: 2:14pm 11-15-23

I implore the council to approve both parts of Bill 95 to remove property taxes for all standing homes in the Lahaina Fire Zone. Lahaina will not have usable water for at least 2 years. Any home or condo left standing CANNOT be occupied with out water and sewer. Therefore, the county will not be providing any property services to owners/residents until the water system can be replaced and Waste plants replaced or repair. Electric alone will not get people back into their homes.

This is only the first of many challenges we will have as we rebuild Lahaina. Please begin this process by approving all of Bill 95.

Kathy Clarke

Kathy Clarke Hawaii  
808-885-8060 Corp Office  
808-885-8045 Fax  
808-960-2275 Cell  
POB 2245, Kamuela, HI 96743  
kathy@kathyclarkehawaii.com

**Guest User**

Location:

Submitted At: 2:11pm 11-15-23

I implore the BFED Committee to approve both parts of Bill 95 to remove property taxes for all standing homes in the Lahaina Fire Zone. Lahaina will not have usable water for at least 2 years. Any home or condo left standing CANNOT be occupied without water and sewer. Therefore, the county will not be providing any property services to owners/residents until the water system can be replaced and Waste plants replaced or repaired. Electric alone will not get people back into their homes.

This is only the first of many challenges we will have as we rebuild Lahaina. Please begin this process by approving all of Bill 95.

--

Aloha,  
Kawehi Clarke

Kawehi Clarke  
Spankys Riptide  
Operating Partner

kawehiclarke@gmail.com

**Guest User**

Location:

Submitted At: 2:10pm 11-15-23

To whom it may concern,

My family has owned in Puamana since 1968. My grandmother was a resident of Maui and my wife and I have taken over the family home.

We spend roughly six months each year on Maui.

We are blessed in that our home is still standing.

Since the fire our property has not been livable as we have no sewer or potable water. There is also the issue of toxins from the burned areas.

My understanding is that we will, most likely, not have drinkable water for roughly five years - which means that our home will not be habitable for that time period.

The situation in Paradise, CA is confirmation of this time estimate as they are, five years later, just getting water to all properties.

We had hoped to rent, long-term, to friends who were displaced by the fire but, with no drinking water, it doesn't look like that will be a possibility for some time.

My ask is that you please waive property taxes on all properties in the fire zone until they are habitable - with power, water and sewer and a clean air certification from the EPA. Our properties are simply not usable and won't be for years.



Thank you for serving Maui County!

Best regards,

Pete Whitbeck  
100-4 Pualei Drive  
Lahaina  
925-324-9616  
peter.whitbeck@gmail.com

**Guest User**

Location:  
Submitted At: 2:08pm 11-15-23

Dear Maui County Council:

RE: BFED-35 Bill 91 (2023) Real Property Tax Exemption

My parents purchased Unit 119 at 475 Front Street in Lahaina, "Lahaina Shores" 23 years ago. They have both just passed and we were in the process of transferring the unit to my sister. She is retired and was planning to live there and prior to that we had just put the unit into the rental program to offset the costs while it was not occupied by my parents. While our unit in Lahaina Shores survived the fire, it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

As you consider Bills 91, 95, and 102 that if voted into law would help extend property tax relief until we can lawfully use our unit again, we'd be eternally grateful. I lost my home in Santa Rosa, CA in 2017 and Sonoma County enacted a moratorium on the Property Taxes during the clean-up and rebuild phase and it helped ease the financial burden while we were moving through the rebuild process.

Please consider this when you are deciding whether or not to support the pending bill

Warm regards,

Julie Golden  
julie@goldenvineyards.com

**Guest User**

Location:  
Submitted At: 2:07pm 11-15-23

Aloha

I am an owner at Lahaina Shores. Our unit is our sole income and retirement plan. With the fire our financial future is at risk.

While our building survived the fire it is within the fire zone and the engineers have not yet advised if it is safe for occupancy.

We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may

be standing, but that cannot lawfully be used.

While some think of folks with stvr as "off island investors" with big pockets, we are lahaina residents who are suffering the loss of our community, our friends and neighbors, our income and asset. We have collected and contributed to the tax base for years and hope to have our unit be part of the recovery if it able. Please consider our plea for some tax relief since it is unusable at this time.

Mahalo

Lisa and Gary

Lisa Berg and Gary Wellen  
Lberg808@gmail.com

**Guest User**

Location:

Submitted At: 2:06pm 11-15-23

Dear Sirs,

We have owned our unit in Lahaina Shores since the mid 1980's and have paid all taxes as required by the County and State. Our unit has been in a rental pool since we acquired it, although we try to use it 6 weeks a year ourselves because we really like Lahaina and Maui.

Our unit has been uninhabitable since August 8, with estimates of 1 to 3 years before it can be occupied. Insurance adjusters have not been able to enter the building, thus we have no idea of how much it may cost to make it habitable again - this applies to our unit as well as the building and property as a whole.

Any relief you can provide in the years the unit remains uninhabitable would be greatly appreciated.

Sincerely,

Willet Bushnell & Ida McMahon  
Owners Unit 328  
Lahaina Shores Beach Resort  
willet@matnet.com

**Guest User**

Location:

Submitted At: 2:06pm 11-15-23

Aloha

We were forced to move to the mainland due to Lahaina Shores not being able to be occupied. It has been our residence for 6-7 months out of the year for the last 12 years. Please accept this testimony in absentia.

While the building survived the fire, it is within the fire zone and not able to be occupied. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone.

Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, such as ours, and thus are not classified as "residential" for tax purposes. Nonetheless, we like many others are not in a position to absorb the losses currently being suffered. Given that our property cannot be used for any purpose, we request that tax relief be extended to properties, such as ours that are not classified residential, that may be standing but that cannot lawfully be used.

Mahalo

Dr Charles Stratton  
cestratton@aol.com

**Guest User**

Location:

Submitted At: 2:04pm 11-15-23

We are owners at Lahaina Shores. While our building survived the fire it is within the fire zone and suffered significant structural and utility damage. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Like many of the units in Lahaina Shores owned by individuals, we rent them out our unit for part of the year when we're not on the island, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that property tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used. Thank you for your consideration during this difficult time for all of West Maui.

Michele and Jeff Griepentrog, 847-804--5525, 475 Front Street, Unit #317, Lahaina  
magriepentrog@comcast.net

**Guest User**

Location:

Submitted At: 2:04pm 11-15-23

Greetings:

These are sad and unprecedented times for Lahaina, Maui and all who live there. I own two condos at Lahaina Shores. My daughter lived in one and the other was a rental unit (not "residential"). While our building survived the fire it is within the fire zone. Water and sewer to the area are compromised, and it may be a number of years before our properties can be utilized by anyone. Like many others, we are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Thank you for your consideration.

Be well, SAM

---

Sam L. Teichman

Luck is what happens when preparation meets opportunity

-Seneca

slteichman@gmail.com

**Guest User**

Location:

Submitted At: 2:02pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,

Catherine and Vaughn Blumenthal

Owner of Unit 621 Lahaina Shores

Cathy\_Blumenthal@msn.com

**Guest User**

Location:

Submitted At: 1:52pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Thank you,  
Gary Folk  
cell # 253-208-1990  
e-mail garyfolk7@gmail.com  
web site www.Homehelper.info

**Guest User**

Location:  
Submitted At: 1:51pm 11-15-23

I am writing to support Tax Relief/Refund Bill 95. I own an income producing property at 475 Front Street, Lahaina. (Lahaina Shores Beach Resort unit 410). My condo is no longer in a livable or rentable condition. At present, Lahaina Shores has no water or electricity. Also, from what I'm being told by the Maui Government, it could take a year plus to make the area safe to start repairs.

In 2022 my property taxes were \$4,525.00. In 2023 they increased to \$6,000.00. Your taxable values were and are based on a property that can be rented and produce income. Since the fire I have lost all income from my unit. We have zero access to our units and no solid projection date when it will be accessible. My hope is you will refund part of my 2023 taxes I paid, also, lower our taxes to reflect the real value of our property. My fear is if taxes are not lowered, it will create hardship, forcing owners to sell.

--

Thank you,  
Gary Folk  
cell # 253-208-1990  
e-mail garyfolk7@gmail.com  
web site www.Homehelper.info

**Guest User**

Location:  
Submitted At: 1:51pm 11-15-23

My husband and I are owners of a still standing but uninhabitable property in the Lahaina Burn Zone. We do not live here full-time. I recently learned that Bill 95 will only provide property tax exemptions to owner-occupied properties.

Our home is uninhabitable due to interior smoke/ash contamination and unavailable water and sewer services due to the County's water infrastructure being damaged by the Fire . The County's own Director of Water recently stated that it will be 2-3 years before safe water will be available.

It is unfair for ANY property owner of still standing but uninhabitable properties to be required to pay their property taxes during a time when basic County infrastructure (water, sewer) is not available due to fire damage, the property itself is uninhabitable, and surrounded by toxic debris which may not be removed for many months. I respectfully ask that the Committee amend BFED-35 to provide ALL owners of properties (including non-owner-occupied) affected by this devastating Fire exemptions from property taxes for the next two years.

Respectfully submitted,  
Donna Gibson

**Guest User**

Location:

Submitted At: 1:50pm 11-15-23

I am an owner at the Lahaina Shores, unit 408. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Arturo Wesley  
arturowesley@yahoo.com

**Guest User**

Location:

Submitted At: 1:50pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely  
Victoria Bianchetti  
vbianchetti@gmail.com

**Guest User**

Location:

Submitted At: 1:49pm 11-15-23

Aloha,

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand that water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Mark L. Roth  
Unit # 533  
Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761  
mroth356@earthlink.net

**Guest User**

Location:

Submitted At: 1:48pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

billjensen422@yahoo.com

**Guest User**

Location:  
Submitted At: 1:48pm 11-15-23

Hello,  
My name is Douglas Richie and my family owns 5 units at Lahaina Shores Beach Resort located on Front Street in Lahaina.

While our building survived the fire it is within the fire zone. We understand that the water and sewer are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,  
Douglas Richie  
drichiejr@aol.com

**Guest User**

Location:  
Submitted At: 1:47pm 11-15-23

As an owner at Lahaina Shores, I strongly support any action by Maui County that would result in property tax relief.

Sincerely,  
Richard W. Blumenthal  
DickBlumenthal@q.com

**Guest User**

Location:  
Submitted At: 1:46pm 11-15-23

To the Maui County Finance Committee,

My name is Karel Gill and I own #529 at Lahaina Shores Beach Resort. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Most of the units in Lahaina Shores are owned by individuals like myself who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Karel Gill  
408 666-8835  
karelgill@sbcglobal.net

**Guest User**

Location:  
Submitted At: 1:46pm 11-15-23

I am an owner of unit 506 at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." That is the case for us.

We, like many others, are not in a position to absorb the losses we have suffered. We continue to pay our mortgage, insurance, and taxes. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Mahalo for your consideration,  
Michael Pickett

2727 Puu Hoolai St.  
Kihei  
808-989-9974  
mike@pickettweb.com

**Guest User**

Location:  
Submitted At: 1:45pm 11-15-23

Good morning,

I am an owner at Lahaina Shores Beach Resort. While our building survived the fire, it is within the fire zone. I understand water and sewer to the area are compromised, and I have heard that it may be a number of years before my property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals (like myself) who rent them out for part of the year, and thus are not classified as "residential." I retired at the start of this year and I was planning to live in the unit part of the year and rent the unit out the rest of the year. Nonetheless, like many others, I not in a position to absorb the losses I have suffered. Given that my property cannot be used for any purpose, I would ask that tax relief be extended to properties, such as mine, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,

The Finney Family Trust  
Rick Finney Trustee  
Unit #204  
Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761  
forfinneys@aol.com

**Guest User**

Location:  
Submitted At: 1:44pm 11-15-23

Board Members,

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Rene M Fuog, Unit 417  
renefuog@gmail.com

**Guest User**

Location:  
Submitted At: 1:43pm 11-15-23

I am one of 199 owners at the Lahaina Shores. While we are fortunate that our building survived the fire, it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,

Harold Lucht  
Unit #627  
Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761

novapro240@aol.com

**Guest User**

Location:

Submitted At: 1:42pm 11-15-23

To whom it may concern:

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for ANY purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Cameron & Lisa Bucek

Unit # 403

Lahaina Shores Beach Resort

475 Front Street

Lahaina, HI 96761

lahainashores403@gmail.com

**Guest User**

Location:

Submitted At: 1:42pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Like many of owners at Lahaina Shores, I rent my unit out all year long, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Thank you,

Sharon Hamblin

Unit 217

sharonhamblin13@yahoo.com

**Guest User**

Location:

Submitted At: 1:41pm 11-15-23

I am an owner at the Lahaina Shores Beach Resort. Miraculously our building survived the fire but it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. This is totally inappropriate. Utilities and potable water should be available within 6 months to the buildings that survived the fire. The utility companies need to hire mainland workers to fill the gap and get the job done in a timely manner. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Melanie Howard

Unit #517 and 212

Lahaina Shores Beach Resort

475 Front Street

Lahaina, HI 96761

melnesia@comcast.net



**Guest User**

Location:

Submitted At: 1:40pm 11-15-23

County Finance Committee,

We are the owners of unit 333 of Lahaina Shores. We are not classified as residential. Given the property cannot be used because water and sewer to the area are compromised and maybe for a number of years, we are asking tax relief be extended to property such as ours that are not residential that maybe standing, but cannot be lawfully used.

Respectfully,

John and Carol Blainey  
Lahaina Shores  
475 Front Street  
Lahaina, Maui HI  
JOHNBLAINEY@msn.com

**Guest User**

Location:

Submitted At: 1:39pm 11-15-23

We are owners at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. We have owned our unit for 20 years and rent it part of the year so it is not classified as 'residential'. Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Mahalo for your consideration for property tax relief,

William B and Charlene A Tallman  
char-bill.tallman@sbcglobal.net

**Guest User**

Location:

Submitted At: 1:38pm 11-15-23

Aloha Kakahiaka,

My name is Jill Grey and I am a resident of our beautiful state of Hawai'i. My husband & I were beyond blessed 1 year ago to be able to purchase our dream property in L\_hain\_, a condo where we plan to retire. We are devastated over what has happened in our beloved L\_hain\_ Town, and everyone impacted is in our thoughts and prayers.

I am writing to you today as a property owner in L\_hain\_, specifically at L\_hain\_ Shores unit 522. While our building did survive the fire and is still standing, it is within the impacted fire zone (Specifically Zone 13A). The owners have been told that the water and sewer to the L\_hain\_ area is compromised, and I also have heard that it may be a number of years before L\_hain\_ Shores can be utilized by anyone.

Many of the units in L\_hain\_ Shores are owned by individuals who rent them out for part of the year, and thus most of the units are not classified as "residential." This is the case for us, as we live on Oahu and currently our jobs are Oahu based. Believe me, we would be living in our L\_hain\_ Shores unit if we could move from Oahu, as we love it there so much. So, since we had been renting out our unit until we could move there, our unit is not classified as "residential." Nonetheless, please know that my husband & I are not in a position to absorb the losses we have suffered. Given that L\_hain\_ Shores cannot be used for any purpose, my husband & I ask that tax relief be extended to properties, such as ours; properties that are not classified as residential, that may be standing, but cannot lawfully be used.

We appreciate your time and consideration.

Mahalo Nui Loa,

Jill & Michael Grey  
Owners of Unit #522 at L\_hain\_ Shores Beach Resort  
475 Front Street,  
L\_hain\_, HI 96761  
jillgrey808@gmail.com

**Guest User**

Location:  
Submitted At: 1:37pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Dennis Stansfield Jr.  
Lisa Stansfield

Unit #332 and 534

Lahaina Shores Beach Resort

475 Front Street

Lahaina, HI 96761

808lahainashores@gmail.com

**Guest User**

Location:  
Submitted At: 1:36pm 11-15-23

Dear Councilmembers:

I am writing to you as an owner at Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others, are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,

Anne Myers and Thomas Myers  
Units #125 and #706  
Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761  
amyers1027@gmail.com

**Guest User**

Location:

Submitted At: 1:34pm 11-15-23

I am writing to express my extreme disappointment that the bill to provide tax relief for those impacted by the Lahaina fires has been amended to deny tax relief to owners of still-standing homes currently in the TVR/hotel tax bracket. As a fortunate owner of an intact unit in a severely burned area, I am anxious to get our home (previously used as a TVR for a portion of the year) cleaned and made available on a long-term affordable lease to a Lahaina neighbor who has lost theirs.

However, we are not expected to be able to do this at least until next year, and likely much longer. During this time our home is still uninhabitable and we are still liable for hotel-rate taxes. Not only is our property value severely diminished, we have no services to warrant those high-rate taxes, and a family who needs a home doesn't have one. This really does not seem fair, or a real solution to the lack of housing for those displaced. In my small Puamana community alone, there are over 100 standing homes that should be available to those who lost. Equitable tax legislation would enable lower cost rentals.

I sincerely encourage you to consider expanding tax relief legislation to support all of West Maui's recovery. Otherwise I cannot support this bill.

Jan Schlesinger  
139-2 Pualei Drive  
Lahaina, HI. 96761  
jan.chameleon@gmail.com

**Guest User**

Location:

Submitted At: 1:30pm 11-15-23

To: The County Clerk of Maui County,

My name is Mary Elkins and my husband and I are the owners of Unit 515 at Lahaina Shores Beach Resort located at 475 Front St. Lahaina. While our building survived the fire it is within the fire zone and while our building was not destroyed, it did suffer damage due to the fires. This coupled with the loss of municipal and county infrastructure like water, sewer and other services, our properties are unusable and we have been told it may be a number of years before our property can again be utilized as it has been for almost the five decades. Most of the units at Lahaina Shores are owned by individuals who rent them out for part of the year and may use them personally for some portion of the year, and thus are not classified as "residential" properties. Because of these extraordinary circumstances, we like the other owners find we will have to continue to absorb the costs associated with ownership but without any offsetting income.

Given that our property cannot be used for any purpose, and we are not utilizing county services at the level we would under normal circumstances, we therefore ask for temporary tax relief to be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used at this time.

Best regards,

Mary & Kevin Elkins  
8203 57th Ave NW  
Gig Harbor WA 98332  
kmelkins6@comcast.net

**Guest User**

Location:

Submitted At: 1:28pm 11-15-23

To the Mayor and Council Members:

I have been following the progression of proposed legislation to provide tax relief to homeowners affected by the fire, specifically those of us with "intact" homes in the fire zone. I emailed and submitted testimony previously; my

husband and I are owners of 87-1 Pualei Drive in Lahaina. Our home is still standing but surrounded by homes that burned to the ground. The community in which our home is located is currently one with "limited access" - meaning we have to get the National Guard to approve limited access to the property.

Our home is NOT INHABITABLE and will not be for months to years. We have significant smoke damage that cannot and should not be remediated until after the surrounding toxic debris is removed, which is at least months away. We have no potable water or sewer. We have heard that it may be years before clean water is available in our home again.

It appears that the amendment BFED-35 would only provide a tax exemption to owner-occupied properties. We have used our home as a vacation/ second home. It would be a true travesty to limit the tax exemption only to those homes that were exclusively owner-occupied. Property taxes pay for services, and it sounds like basic services may not be available for years. The home has not been really accessible for three months now, and it will not be inhabitable for months to years to come. Property tax relief is much needed. Our mortgage and HOA obligations remain. Quite frankly, while our unit is still "intact", we too LOST our home for the foreseeable future.

Aloha,  
Anne Fender  
87-1 Pualei Drive, Lahaina HI  
anne.fender@gmail.com

**Guest User**

Location:  
Submitted At: 1:27pm 11-15-23

Dear Council Members,

I am writing to you today regarding the three pending tax relief bills, 91, 95, and 102. We own a home and a condo in Lahaina, thankfully neither were lost during the tragic fires however they are currently uninhabitable. Our Lahaina Texaco was one of the many structures that were lost in the fires as well as the homes of many friends, colleagues, and employees. We believe that the bills should encompass all properties, regardless of zoning, which would include properties that are still standing yet uninhabitable. This tragedy has impacted everyone from residents to renters, as well as businesses. We would hope this will not negatively impact the longer-term status of TVRs, STRHs and Hotels. Thank you again for bringing this important issue to the council floor.

Mahalo,

Kylie Seifert  
Project Coordinator  
LAHAINA PETROLEUM LLC  
916-719-9633 MOBILE  
916-488-3666 OFFICE  
kseifert@lahainapetroleum.com

**Guest User**

Location:  
Submitted At: 1:25pm 11-15-23

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used.

Sincerely,

Jeanette Louise Matthews and Thomas Eugene Matthews  
Unit #508

Lahaina Shores Beach Resort  
475 Front Street  
Lahaina, HI 96761  
lvjmatthews@gmail.com>

**Guest User**

Location:  
Submitted At: 1:23pm 11-15-23

Hello

I am an owner at the Lahaina Shores. While our building survived the fire it is within the fire zone. We understand water and sewer to the area are compromised, and have heard that it may be a number of years before our property can be utilized by anyone. Many of the units in Lahaina Shores are owned by individuals who rent them out for part of the year, and thus are not classified as "residential." Nonetheless, we, like many others are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used. Thank you for your consideration.

Peter Clarkson and Michael Clarkson  
Owners Lahaina Shores

Unit #526

Lahaina Shores Beach Resort

475 Front Street

Lahaina, HI 96761

760-521-7831  
808-280-1278

cptpete@sbcglobal.net>

**Guest User**

Location:  
Submitted At: 1:22pm 11-15-23

To Whom it may Concern at the Maui County Council,

I am writing to you to show my support for the tax relief bills (91, 95, and 102). I am an owner at Lahaina Shores (475 Front St., unit 117) and would like to remind the council members that the units there are uninhabitable and have been since the day of the fires. Lahaina Shores survived the fire but is within the fire zone. Many of us at Lahaina Shores pay a higher tax due to our owning income producing property. However, most would agree that the methods used to assess our property taxes before August 8, 2023 do not or should not apply since that day due to "lack of uniformity or irregularity". Our taxes cannot/should not be equal to what they were before the fire. It is unknown as to when we or anyone else will be able to occupy our units. There is no water or electric and won't be for some time. As an owner who uses my property as an income producing property this greatly effects me. I'm asking that the tax relief be extended to properties such as ours, that are not residential, that are still standing but cannot be used as intended nor lawfully.

Mahalo for your time and thoughtful consideration,

Brittany Hudson  
Unit #117  
Lahaina Shores Beach Resort  
475 Front St.  
Lahaina, HI 96761

alfini2@aol.com

**Guest User**

Location:

Submitted At: 1:20pm 11-15-23

Aloha Council,

I know that bills to give some relief to those affected by the Lahaina fire are before the Council at this time. I also know that you have heard testimony to combine these bills into a universal effort to give broad assistance to those affected by the fire.

I am an owner at Lahaina Shores. While the building was spared, and even though our designated area has been opened up, owners at Lahaina Shores remain restricted from accessing the building pending the conclusion of a structural analysis report. This could take many more weeks before we can so much as set foot on the property to see what of our personal effects are lost.

Even once that is complete, a lot of repair will be needed to address the effects of the fire. And we also do not have any utilities while being told it may be years before there is potable water.

All the while, we are being asked to not only keep paying our owner fees that are necessary to support the building, but we are also being forced by the County to pay taxes based on what is now a completely unrealistic property valuation at a very high short-term rental rate even though our property is still inaccessible and may not be able to be occupied or produce rental income for years.

This is both unfair and unfeeling. Many of our owners may well reside off island, but they love Maui and Lahaina Shores and were counting on rental income from their investments to fund retirements, educations, and basic living expenses.

Please combine and pass these bills providing relief to everyone directly impacted by the fire. We look forward to the day Lahaina is recovered and Lahaina Shores is operational so that we can afford to pay property taxes on a viable property.

David R. Brown  
drbrown26@gmail.com  
475 Front Street, Apt 703  
Lahaina, HI 96761  
336-457-9877

**Thomas Croly**

Location:

Submitted At: 12:49pm 11-15-23

Testimony for BFED-35  
Submitted by Thomas Croly

Real Property Tax Relief to facilitate conversion of Short Term Rentals (STR) and second homes to Long Term Rentals (LTR) in West Maui to serve displaced Lahaina fire victims

There is a hope that some of the 6501 STRs and 3101 second home owners in West Maui might convert the use of their homes to Long Term Rentals to serve the West Maui residents who have been displaced by the fires. To date, nothing has actually been done to help facilitate such conversion. Only "Hopes and Prayers", much like those offered by gun advocates whenever there is a mass shooting. Maui County MUST do more than offer these hopes and prayers to help address this immediate need for rental housing.

The County of Maui funds its operations primarily through the property taxes paid by STRs and second home owners. These property owners alone account for more than 64% of all the property taxes paid in Maui County. This is because the tax rates applied to these property classifications are as much as 10 times that of the rates paid by residents. On average, West Maui STR owners pay \$15,456/year in property tax and West Maui non-

owner-occupied property owners (second homes) pay \$9,747/year. By comparison the average Owner-Occupied property owner pays \$1,155/year. While there may be very sound policy behind these tax rates, this high property tax burden is one reason that very few STR or second home owners might even consider changing the use of their properties to LTR, even in the current circumstances.

Maui County offers a 100% tax exemption for “affordable” Long term rental projects and I advocate that it should do the same for STR and second home property owners who are willing to change the use of their properties temporarily to LTR to serve the displaced fire victims. When the property tax obligation is added to the condo maintenance fees, the average STR condo owner has a carrying cost in well in excess of \$2500/month EXCLUDING mortgage expense. That being the case, few would be able to even consider renting their units for the HUD fair market rents of approximately \$2000/month for a 2-bedroom unit.

Testimony from the Real Property tax department clearly shows how the Long Term Rental tax exemption does little to address this issue and how it is impractical to delay any tax relief for as much as 10 months from now. The Long Term Rental exemption program will not help create any conversion of these STRs. And the requirement of entering into a one year lease today and registering for a long term rental exemption by the end of this year (or even by January 1, 2024) for a \$100 to \$300 reduction in monthly property tax obligation will do little to incentivize these property owners.

The Governor has stated that the State is “working” with Short Term rentals to make units available, but nothing has really been announced to actually encourage owners to change their use. FEMA has stated that they can offer rent subsidies of up to 170% of fair market rents for 3 months at a time and perhaps for up to 18 months, but what happens to the displaced family in 18 months when the rent subsidy ends?

For reference, HUD published Fair Market Rents (FMR) for Lahaina for 2023 are:

Studio \$1,532, One Bedroom \$1,606, Two bedroom \$1,986 Three bedroom \$2,731

The FEMA offer of 170% of the FMR is:

Studio \$2,604, One Bedroom \$2,730, Two bedroom \$3,376 Three bedroom \$4,643

HUD published Fair Market Rents (FMR) for Lahaina for 2024 are:

Studio \$1,676, One Bedroom \$1,701, Two bedroom \$2,139 Three bedroom \$2,927

The FEMA offer of 170% of the FMR is:

Studio \$2,604, One Bedroom \$2,892, Two bedroom \$3,636 Three bedroom \$4,975

While the FEMA offer of 170% of FMR may incentivize someone already in the business of LTR to rent to displaced fire victims, it would barely meet monthly expenses for STR owners without some property tax relief.

The proposal in Bill 95 to provide a tax exemption by the month for properties rented long term to fire victims is good for its intent, but impractical to administrate, given how our Real property taxes are assessed, collected and reported. Instead, I would suggest a \$15 million fund be established to provide a Real property tax refund that could be included in next year’s budget. I might further suggest that this property tax refund could be paid out twice per year, only after the property owner has shown that their unit has been rented for at least 6 months to a fire victim. Payments could begin as soon as July 1, 2024 for those accommodated between August 8, 2023 and June 30, 2024.

Once the Council can decide on a policy and mechanism for providing this tax relief, the real property tax department could send out a notice of this program targeted to the STRs and non-owner-occupied property owners in West Maui of assessed values that would make sense for the proposed conversion. But this must happen quickly, if units are going to become available in the next couple months. The goal would be to achieve 1000 new long term rentals. At an average tax rebate of \$15,000/year this program would cost \$15 million per year.

**Guest User**

Location:

Submitted At: 12:19pm 11-15-23

The mayor already screwed up, by not keeping it simple, but what's new in Maui County. All properties within the FEMA designated disaster area should have taxes waived to a certain extent. If you want to separate the still standing structures from the destroyed at least fully exempt the destroyed and only charge minimum tax to those still standing but greatly affected either because of lack of access and/or lack of utilities.

Also, we're looking at 7-10 years here of any sort of rebuild of a "community". All the telephone poles have been cut down so zero utilities in the residential neighborhoods. Sewer lines all need to be redone. Let's not forget the biggest obstacle in this--the planning and permitting departments.

Therefore, just make these property tax codes something that is long-term. You shouldn't have to waste your time every year on counting the pennies you want so squeeze from whatever is left of Lahaina. Spend that time on expediting every process you possibly can to make the rebuild a speedy reality.

### **Guest User**

Location:

Submitted At: 11:33am 11-15-23

My husband and I are owners of a home in Lahaina that was not completely destroyed in the devastating August wildfire. It was our retirement dream to live full time in Lahaina. We fell in love with the community and the beautiful area the first time we visited, 45 years ago. We saved our money so that one day we could live on the beautiful island of Maui. We were able to purchase our home in 2018. Before the fire, we were renting for part of the year until our grandchildren, who live in California, went off to college. Then we planned to move full time to our home in Lahaina. I was already investigating ways that I could volunteer in Lahaina to give back and support the community. For example, I wanted to volunteer at Maui Friends of the Library and King Kamehameha III Elementary School since I am a retired elementary teacher. We were so excited to become a part of the Maui community.

When I first heard about Bill 95's exemption from property taxes for property owners in Lahaina Tax Zone 4, Sections 5 and 6, I was so thankful for some relief from the devastation. Now, I am extremely disappointed to see revisions to Bill 95 being proposed that nullify tax exemptions for owners of surviving homes, such as ours, that are classified as not owner-occupied.

We are not able to occupy our home because there is not water or sewer service and the estimates of receiving these services is from months to years. Please understand that the impact on those of us whose homes survived is substantial, not just financially, but the emotional loss of the wonderful community. We know many people are suffering and in need of government support. We hope you can also understand our situation and need of support too.

Our property taxes are substantial in particular because our home was not a full-time residence. Our home will probably not be viable for living, given its condition and location, for years. As a result, the property value of our home has been drastically decreased.

I respectfully urge you to extend the property tax exemption in Bill 95 (included in Bill BFED-35) for all homes in Lahaina Tax Zone 4, Sections 5 and 6.

Mahalo for your consideration,  
Sue Sakashita

### **Guest User**

Location:

Submitted At: 10:30am 11-15-23

I do not live in Maui permanently but own a home in the Lahaina Burn Zone which, while "intact", is surrounded by massive devastation resulting from the wildfire. The property does not have any access to County water or sewer currently and, based on advice from your own Water Department, likely will not for years into the future. As a result, the property will be uninhabitable by anyone for a long time.

In these circumstances, it seems both inequitable and unconscionable to continue charging property taxes at



least until the County has restored basic services and the home is once again inhabitable. Accordingly, I would respectfully ask that you ensure that the proposed legislation expressly exempts any and all homeowners finding themselves in the situation described above from having to pay property taxes for the next two years.

Thank you for your consideration,

Peter Gibson

**Guest User**

Location:

Submitted At: 10:04am 11-15-23

**TESTIMONY OF THOMAS MULVIHILL.**

I am an owner of 9-1 Puamelia Place in Puamana. This unit is within the fire zone and has been uninhabitable since the fire. The unit may remain unoccupied for the next two to three years in the absence of safe drinking water.

Bill 95 seeks to avoid doing further harm to those of us who have experienced such a catastrophic loss by temporarily suspending the real property tax in Lahaina tax zone 4 sections five and six where our unit is located. This Bill seems very just and exemplifies the standard of good and compassionate governance to "do unto others as you would have done unto you."

However, we have just now been made aware that there is a proposed amendment which would limit this exemption to only full time residents.

Respectfully, this is neither a laudable nor compassionate amendment.

Whether the unoccupied unit is owned by a full time resident or by someone who spend most of the year on the island without declaring residency is a distinction without a difference.

In both cases, the ethical rationale for providing tax relief (the avoidance of financially burdening someone who has already sustained such a terrible financial loss; the recognition that the government is not providing multiple essential services in exchange for taxation; the significant loss of inherent property value) is exactly the same.

Accordingly, I would ask that you give kind consideration to the proposal to exempt all currently unoccupied properties in the fire zone for the payment of property taxes until such time as the units can be occupied.

Kind regards

Tom Mulvihill

**Guest User**

Location:

Submitted At: 8:57am 11-15-23

We support bill 102, as owners of unit 113 at Lahaina Shores Beach Resort to obtain tax relief during the time when our condos can be ready for occupancy. With no income coming in it will be financially devastating to keep paying taxes as if nothing happened in Lahaina. We as others stand ready to use our condo to house displaced Lahaina residents, but we urge you to please give tax relief to owners.

Lahaina Shores Beach resort #113

Chri & Dan Major owners

**Trevor Alt**

Location:

Submitted At: 8:50am 11-15-23

I am a former firefighter forced to retire last year due to a disabling work injury. In June 2022 I sunk my life savings into a massive down payment on a townhome in Puamana Lahaina. It is within the impact zone but miraculously did not burn. However, it is uninhabitable now and for the foreseeable future. I supported the original Bill 95 but can't support it if it excludes homes that were not destroyed by the fire and cannot be occupied by owners, displaced persons as renters, or anyone else.

The Director of Maui's water supply recently said in the media that it will be two to three years before safe drinking water will be available in Lahaina. This means that we will not have access to our home though we will still be required to pay property taxes in full. This represents a very substantial hardship to me as a retired firefighter since I am now obligated to make the massive mortgage payments, HOA payments, and pay for housing elsewhere. It is certainly unfair to grant an exemption for destroyed homes but deny it for homes that still stand but are equally unusable.

I would greatly appreciate an amended version of the Bill that would grant tax relief to all properties in the burn zone, whether habitable or non-habitable until that time when all utilities are restored to permit safe occupancy (i.e. potable water and sewer connections). This is because our home and all other inhabitable properties would not be able to qualify for the tax exemption by owner occupancy or by renting to a family displaced by the fire, as all of these homes would not permit safe occupancy due to the lack of potable water and sewer services. Granting tax relief status to all properties in the burn zone would seem to be a fair and equitable solution.

Mahalo for your consideration.

Trevor Alt  
167-4 Pualei Drive

**Guest User**

Location:  
Submitted At: 8:35am 11-15-23

We own property located in Lahaina Tax Zone 4, Section 6. As a result of the recent devastating fire, 92 of 230 homes in our community were destroyed. Our building, comprised of six units, is intact. However, due to the proximity of the fire, the interior of our home suffered considerable damage from intrusion of smoke, soot and ash. Remediation of this damage will require substantial cleanup, removal of toxic substances, and repairs that will cost thousands of dollars and take years to complete.

Although our home now has access to electricity, we do not know when water and sewer services will be restored. Recent news reports indicate that potable water may not be available for up to three years. More importantly, our entire community is a toxic, hazardous and unsafe environment. Our home may not be inhabitable for years, due to environmental cleanup, rebuilding activities, and utility accessibility.

As a result of the above, we believe that our property should be exempt from property taxes until it becomes livable. We fully supported the original Bill 95 since it applied to all properties in Tax Zone 4, Section 6. We oppose Bill BFED-35, in its present form, since the amended Bill 95 excludes properties that are not owner-occupied. If the Bill is amended to apply to all properties in the affected area (including properties that are not owner-occupied), then we would fully support the Bill. This will provide the financial relief we need to begin the long, costly, and emotional recovery process.

Mahalo for your consideration and approval of Bill BFED-35, with inclusion of all properties, as set forth above.

Bruce Sakashita  
272-6 Pualei Drive, Lahaina, HI 96761

**Guest User**

Location:  
Submitted At: 8:03am 11-15-23

These are sad and unprecedented times for Lahaina, Maui and all who live there. I own two condos at Lahaina Shores. My daughter lived in one and the other was a rental unit (not "residential"). While our building survived the fire it is within the fire zone. Water and sewer to the area are compromised, and it may be a number of years before our properties can be utilized by anyone. Like many others, we are not in a position to absorb the losses we have suffered. Given that our property cannot be used for any purpose, we would ask that tax relief be extended to properties, such as ours, that are not residential, that may be standing, but that cannot lawfully be used. Thank you for your consideration.

**Guest User**

Location:  
Submitted At: 6:59am 11-15-23

My wife and I are homeowners in the burned region of Lahaina whose home did not burn. It is not accessible and is uninhabitable now and for the foreseeable future. While we supported Bill-95 in its original form (part of BFED-35), we can no longer support the amended bill as it excludes homes that were not destroyed by the fire and cannot be occupied by owners or displaced persons as renters.

We are unable to occupy our home due to the lack of access, absence of potable water and sewer connections. Earlier this week, Maui's Director of Water supply said that it will be two to three years before safe drinking water will be available in Lahaina. This means that we will not have access to our home though we will still be required to pay property taxes in full. This seems unfair and inequitable as those who are able to occupy their homes within the burn zone will be granted a tax relief exemption while those whose homes did not burn but are inaccessible or cannot be occupied are excluded from the tax relief exemption. Does this seem fair to you? If you were homeowner in the burn zone would you feel that Bill-95 proposes a fair and equitable solution?

Instead, we would support and encourage an amendment that would grant tax relief to all properties in the burn zone, whether habitable or non-habitable until that time when all utilities are restored to permit safe occupancy (i.e. electricity, potable water and sewer connections). This is because our home and all other inhabitable properties would not be able to qualify for the tax exemption by owner occupancy or by renting to a family displaced by the fire, as all of these homes would not permit safe occupancy due to the lack of potable water and sewer services. Granting tax relief status to all properties in the burn zone would seem to be a fair and equitable solution as neither we as owners nor displaced persons could use any uninhabitable home due to the lack of access and habitability for the foreseeable future.

Brad Henley (owner)  
226-2 Pualei Dr  
Lahaina

**Jonathan Helton**

Location:  
Submitted At: 5:38am 11-15-23

Please see attached. Mahalo.

**Guest User**

Location:  
Submitted At: 4:27am 11-15-23

My wife and I are owners of a home in the fire zone that did not burn. We supported Bill 95 in its original form but oppose the amended version that only provides tax relief to owner occupied homes. While our home remains standing, it is surrounded by toxic devastation (burned homes and cars only feet away) that will not be cleaned up for months. The home has extensive smoke/ soot/ ash damage both inside and out that will cost tens of thousands of dollars to remediate. The home does not have potable water or functional sewer. The home is not inhabitable, and we are being told that it may be years before clean water is available and the home is usable. It is simply not fair to provide tax relief to owners whose homes burned and owners with intact homes who occupied their homes more full-time while requiring other home owners to still pay taxes; we too have lost the ability to use our beloved home. Please extend the property tax exemption to all home owners who were directly impacted by this tragedy.

Aloha,  
Christopher Fender  
87 Pualei Dr

**Guest User**

Location:  
Submitted At: 3:59am 11-15-23

I recently learned that amended BFED-35 would provide an exemption from property taxes only for owner-occupied properties. I ask you to remove this proposed limitation excluding properties that are not owner-occupied in the burn zone. It is not logical for owners to pay property taxes on properties that are not usable and probably not usable for years. Water and sewer are not available and will likely be unavailable for a long time. This is true for both owner-occupied properties and those that are not owner occupied. I do not support the current bill with the proposed limitation. Please provide fair property tax relief to all owners of unusable homes in the Lahaina fire zones. Thank you for your consideration.

Timothy Rogers  
150-4 Pualei Dr.  
Lahaina, HI 96761

**Guest User**

Location:

Submitted At: 3:54am 11-15-23

Aloha,

I am an owner in Puamana that was not destroyed by the wildfire.

While I previously supported Bill 95, I do not support it in its current state. It has been revised to exclude owners of surviving homes that are non-owner occupied.

It is not reasonable for owners of property that is uninhabitable and is expected to be unusable for years to have to pay property taxes. The public services (water and sewer) are not being provided and it could be two to three years before they are.

In addition, all owners of property in the fire zones face similar financial burden including clean up of toxic material and replacement of personal property.

In fairness to all affected properties, I urge you to extend the property tax exemption to all residential property in Lahaina.

Respectfully,

Sanford Pearl  
226-4 Pualei Drive  
Lahaina, Hi

**Guest User**

Location:

Submitted At: 7:17pm 11-14-23

Aloha Mayor and Council,

I am an owner of a home in Lahaina that was NOT destroyed in the August wildfire. I previously wrote in support of Bill 95's exemption from property taxes for property owners in Lahaina tax zone 4, sections 5 and 6. I was extremely disappointed today to see revisions to Bill 95 being proposed that would nullify tax exemptions for owners of surviving homes such as mine that are classified as non-owner-occupied. The effect of this revision is extremely unfair.

I cannot occupy my home, because- more than three months after the fire- I still don't have water or sewer service. No timeline for restoration of those services has been provided, but estimates are that it will be many more months or could be a year or longer. I cannot qualify for the tax exemption by renting my home to a displaced person because it is UNINHABITABLE. How is it fair or reasonable that I should pay property taxes, when my property is just as unusable as the tax-exempt properties that burned?

Please understand that the financial impact on those of us whose homes survived is substantial. I just received a quote to clean my unit (it's full of toxic ash) that exceeded \$30,000. That's before any replacement of ruined furnishings, appliances, electronics, belongings, or remediation work to the interior and exterior finishings and surfaces. My losses massively exceed my insurance limits. And even when services are eventually restored and my home is made liveable again, it will in effect be an "island" surrounded by devastation and a multi-year project of cleaning up a massive toxic area and reconstruction.

My property taxes are substantial, in particular because my home is zoned for vacation rental. Vacation rental of my home will not be reasonably viable for years, given its condition and location. As a result, the property value of my home has been devastated.

I respectfully urge you to extend the property tax exemption in Bill 95 to all residential properties in the fire-affected zones in Lahaina. That is the only fair approach.

Thank you,

Sean George  
176-1 Pualei Dr.  
Lahaina, HI  
96761

**Guest User**

Location:

Submitted At: 5:29pm 11-14-23

I was surprised to find that amendment BFED-35 would provide an exemption from property taxes only for owner-occupied properties. I consider that limitation to be seriously mistaken.

It is certainly not reasonable for owners of property that is unusable and is expected to be unusable for years to have to pay property taxes. The public services (e.g. water and sewer) are not being provided and it will be two to three years before they are. This makes the properties essentially worthless. This applies equally well to properties that were not owner-occupied and those that were.

**Guest User**

Location:

Submitted At: 2:58pm 11-14-23

While I supported Bill 95 in its original form, I do not support the current bill. Tax relief should be extended to all owners of unusable homes in the Lahaina fire zones, as this is the only fair result. It seems arbitrary to tax some property owners but not others.

**Guest User**

Location:

Submitted At: 2:39pm 11-14-23

While I supported Bill 95 in its original form, I oppose it's new language. All homeowners in the fire zone with unusable homes should be given tax relief. This is the only fair solution. Anything else would have a disparate impact that would produce an unfair result. My husband and I met while living and working on Maui in 1995. When we moved to the mainland for me to go back to school, we rented our townhouse as a long-term rental for more than 20 years. I took and passed the bar exam in Hawaii in 2004 and activated my law license this year. Now that my husband has retired, and we are looking at spending more time there, we have switched to TVR status so that we can use our home more. Eventually, we hope to move back there. While our home is standing, it is in the fire zone, and the home right next to it completely burned. We have not been able to use or rent our home since the 8/8/2023 Lahaina fires, and it appears that it will be more than a year until we will be able to use it. We need tax relief while we are unable to use it, just as you are providing to units that were burned completely by the fires and are proposing to provide to the standing units occupied by owners. This is the only fair result.

**Guest User**

Location:

Submitted At: 9:33am 11-13-23

Aloha Tamara,

I was supporting Bill 95 as I thought it was inclusive of all owners in the Lahaina Fire Zone.

I now understand it was crafted to only apply to owner occupants.

All owners values were totally decimated, all owners don't have county services, all properties are toxic and just as devastated as the owner occupants.

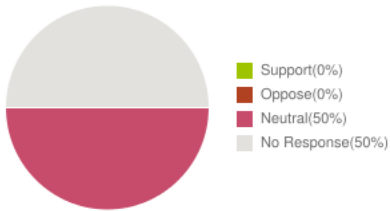
Our state and county leadership let us all down in not making sure the electric company spent the money with their exorbitant rates to provide quality equipment, in not making sure our water systems and hydrants were able to fight fires, in not making sure fire breaks were in place during our dry season, in not making sure the warning systems were in place to prevent loss of life.

For the county leadership to still charge any owners taxes for fire toxic, none service homes is unconscionable.

Mark & Vicki Marchello  
Owner Occupant

Agenda Item: eComments for BFED-46 Bill 103 (2023) BILL 103 (2023), REAL PROPERTY TAX RATE TIERS AND DEDICATED LANDS FOR AGRICULTURAL USE (BFED-46)

#### Overall Sentiment



#### Guest User

Location:

Submitted At: 12:38pm 11-16-23

November 16, 2023

#### Testimony

Bill103 (2023) to amend Chapter 3.48, Maui County Code, relating to real property tax rate tiers for the agricultural classification and lands dedicated for agricultural use

Aloha Chair Sugimura and Members of the Committee:

The Maui County Farm Bureau has concerns regarding Bill I03 relating to dedication and real property tax rate tiers. Our concerns are listed below;

- There is a wide range of agricultural potential of lands currently zoned as agriculture
- Traditionally, potential was directly related to soil type and access to water
- Agriculture technology is evolving rapidly and even here on Maui, lands rated in the lowest ag potential category have proven to be one of the most valuable due to it's location and hydroponic technology
- Who will decide how these tiers are established?
- Will this force development due to the higher tax rates?
- Is tiering consistent with Maui's General Plan?
- There is a demand and desire for rural land use. The term has been misunderstood and created fear resulting in opposition in the past, It's original intent was to be an interface between agriculture and urban land use. It does not need to be a stepping stone to urban if managed correctly. Such a category would also protect agriculture.
- Land use that depends on punitive measures depending on inspection seems to require significant resources with possible legal challenges. A one time reclassification of agricultural lands with strong will to abide by the terms of the plan is a best use of public resources. Such planning will allow thoughtful investments of pubic infrastructure and support for agricultural operations.

Without such a plan, haphazard development as is currently happening may result often on lands best used for agriculture.

- Agriculture cannot be forced. Various factors need to come together. Maui is challenged with access to one of the key elements for successful agriculture and with climate change and regulations, access is changing. Water, land, labor, markets, and other on-site locations and conditions must be considered for a successful operation.
- A well developed land, economic, social and environmental plan to support agricultural use is what is needed
- Other lands could be used for conservation, restoring native forests as appropriate. Well managed green areas serve as greenbelts that can affect the temperature of adjacent cities while reducing the threat of uncontrolled wildfires.

The Maui County Farm Bureau cordially requests that this bill be held for further discussion and consideration. Thank you.

Warren K. Watanabe, Executive Director  
Maui County Farm Bureau

### **Guest User**

Location:

Submitted At: 9:10pm 11-15-23

To: Maui County Council BFED

From: Robert Bence

RE: CD 1 version of Bill 103 (2023)

Aloha Council,

I am a generational farmer from Kula, fortunate to have purchased part of my family's farm with a USDA mortgage the same year I had brain surgery for a birth defect. I learned how to walk and talk again the farm saved my life. The farm is certified organic and has a Natural Resources Conservation Services Environmental Quality Incentives Program (NRCS EQIP) conservation plan that helps us conserve water and soil while also help ensuring our farms act as buffers that can protect the land, water and people from negative environmental factors like runoff and fire.

Low income, in my case, severely disabled, locals keep the funds we generate in the local economy and employ other locals. We should be given a break to help diversify the economy. My property taxes went from \$400 per year, affordable but still what I could lease land for, to skyrocketing to over 75% of my gross income causing more health problems from the stress of potentially losing my life's work. We should not be taxed out of our homes and livelihoods.

Please enable us to be granted no taxes for local low income disabled farmers meeting environmental criteria that makes our islands better able to handle disaster and diversify the economy as a tier.

Second tier could be property that is farmed but farmed by large out of state corporations who do not care for the land, allowing pesticides, micro plastics (PFAS), synthetic nutrients and precious top soil to drift past fence lines and into our water as they extract the profits. The large foreign corporations could and should pay far more to pay for the negative externalities our community has to currently cover for the billion dollar companies. As well as the extremely wealthy owners who do not use the Ag land and allow it to become a fire threat.

Third tier could be in between the two extremes the several gentlemen estates throughout upcountry, west side and elsewhere in the county and some commercial farms that can afford to pay some property tax but could also use some incentives to stay in ag production.

The fires highlighted a topic we were discussing at the soil and water districts meeting on August 7th, for decades

before that UH Maui meeting and a few times since the fires, about large Ag land owners, carrots and sticks for Ag practices that go beyond our farms. We local low income farmers who love soil, water and people as one do not need carrots to do what is right but our current taxes are very high and the incentives would go directly back into the farm thus helping the local economy. Billionaires don't need or even respond to incentives so at least a tax tier for them could help fund the local economy to diversify to more resilient local agriculture systems.

Mahalo

Rob