

EDB Committee

From: Anne MacColl <weeannie@sbcglobal.net>
Sent: Sunday, April 28, 2019 12:37 PM
To: EDB Committee; Keani N. Rawlins; Kelly King; Tasha A. Kama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Anne MacColl
Subject: RE: Maui County Budget Hearings - I support fair only tax rates

Dear Committee Chairman Keani N. W. Rawlins-Fernandez and the Economic Development and Budget Committee Members:

As you are aware, current ShortTerm Rental Tax Rates are \$9.28/\$1000, the third highest rate only exceeded by Hotel and Time Share rates. These already high rates are exacerbated by escalating property values that are in many cases in excess of what the property can bring on the open market. So, not only are the current tax rates very high, but they are being applied on unreasonable property values.

In the past several years tax valuations have greatly increased approximately 16%. Adding another 66% increase for this segment is an unfair burden on us to bare and puts the entire Short Term rental industry in jeopardy and possibly your tax base. Such moves are very likely to reduce the value of these properties which then will reduces the overall tax revenues received.

Please understand, this property is not a Hotel/Resort or a Time Share, but it is somehow viewed and taxed as such? This is in fact our second home. We live on Maui four to six months each year, have created many new friendships, and participate in fundraising, charities and other community benefit activities. We love Maui and wish it to prosper for everyone, but this proposal places an excessive and discriminatory burden on a select group of people. Short Term Rental property already comprises 25% of real property tax revenue. This new proposal is not fair, unjust or equitable and should not be allowed to be passed onto our already overburdened tax rate that being 25% of the total property tax collected.

We have a healthy vacation rental industry on Maui which allows for varied accommodations and experiences to visitors, which in turn increases return visits and benefits all of the small businesses on Maui as well as supporting thousands of jobs.

Please choose not to further burden the ShortTerm Rental industry with such an aggressive and unfair tax increase and burden. We already pay more than our fair share of property taxes simply because we choose to share our home when we are not on island. Home sharing as such makes sense and maximizes both the usefulness of the space and has a very positive economic impact on Maui. Please do not further discourage ShortTerm Vacation Rentals.

1) We are retired and live on a fixed income and have been able to worked out our finances to buy our Maui (second) home based on what has been a stable property tax index never anticipating such a dramatic and outrageous proposed increase.

2) We spend several months a year living on Maui and plan to increase that time over the years thus our property is our home away from home for several months a year. Now, is there a plan to reduce our property taxes instead of a proposed outrageous increase, one that is based on the actual time used as a vacation rental?

3) It seems unfair that multiple owners of the same condo unit, aka HUI's, who are allotted times/months per year that they are not being impacted by these outrageous proposed tax increases. They are Time Shares in

every sense and probably meet all the requirements of Time Shares but are not taxed as such. Please tell me why not? Maybe you should take a closer look at them if you need to collect more taxes and respect the ShortTime/Term rental folks who presently are paying 25% of the overall Maui property tax burden.

<^..^>

EDB Committee

From: Ellen Gerl <dreamingmaui420@gmail.com>
Sent: Sunday, April 28, 2019 9:32 AM
To: EDB Committee
Subject: short term rental tax

Hello to Whom it May concern,

I have heard of the proposal to increase the short term rental on individual homes and condominiums drastically. I appeal you to keep hotel and large condominium properties that are owned by large corporations separate in this issue. I rent my little condo and I pay my 14%+ tax religiously. I wouldn't even have a problem if it were to be raised a percentage but more than that makes our nightly rate so high for tourist renters. I don't make a lot of money on my rental annually.

I believe it is a more economical way for many people to rent a condo vs a resort property. You would be again encouraging the wealthy to visit Maui and making it more difficult for the average traveler.

Please don't penalize the small property owners and budget minded travelers.

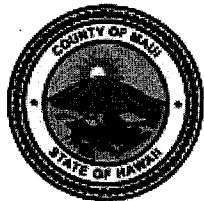
There has to be more equitable ways to raise more funds like from these big resorts like Westin and Hilton on island.

Sincerely,
Ellen Gerl

EDB Committee

From: Kelly King
Sent: Sunday, April 28, 2019 7:49 PM
To: EDB Committee
Subject: Fw: Proposed Property Tax Increase

With Aloha,



Office of Council Chair Kelly T. King

South Maui Residency
Office: 808.270.7108
200 South High Street, 7th Fl
Wailuku HI 96793
mauicounty.us

From: Eric Lemboris <eric@vantagesearchgroup.com>
Sent: Wednesday, April 24, 2019 5:47 AM
To: Kelly King; Keani N. Rawlins; Tasha A. Kama; Riki Hokama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Proposed Property Tax Increase

Dear Committee Members.

I am writing to voice opposition to the proposed increase in property taxes for condo-hotels from \$9.38 per \$1,000 to \$15.41 per \$1,000 (64.29% increase).

We have owned our Maui home since 1998 and have never seen such a massive increase in property taxes. The proposed increase runs the risk of negatively impacting property values, discouraging property investments, and negatively impacting the Maui real estate market and Maui tourism.

With GET and TAT taxes continually increasing, an added increase in property taxes could devastate tourism. Condo owners, like us, depend on rental income to be able to afford the high real estate prices and costs of maintenance.

We hope you realize that non-resident owners spend significant amounts of money on the island keeping our condos in prime rental condition, and our guests spend money in the local economy while visiting the island.

We ask that you reconsider this tax increase keeping in mind how this will hurt tourism and property values, and add a considerable burden to the maintenance of rental properties on-island.

Sincerely,

Eric Lemboris

Eric Lemboris

President

Vantage Search Group, Inc.

239-596-7373 Tel

239-236-0755 Fax

Member-National Association of Physician Recruiters

EDB Committee

From: GEORGE STEHLIK <george_stehlikvrbo@yahoo.com>
Sent: Sunday, April 28, 2019 8:41 AM
To: EDB Committee
Subject: RE: Maui County Budget Hearings

Aloha, Committee Chair Keani N. W. Rawlins-Fernandez and Economic and Budget Committee Members.

I'm sure you are aware that the Short Term Rental Rate of \$9.28/\$1000 are the third highest rate in the county. These high rates are made even harder to pay as the property evaluations continue to climb higher and higher. In the past 5 years our total taxes have climbed from \$7551.00 to \$9473.00. Adding another 66% for this segment is an unfair burden on us and puts the short term rental industry in jeopardy. Such a move are likely to reduce our ability to rent to visitors as we will likely have to raise our rental rates to cover the increased cost.

Please understand that we come to Maui every year for about 2 months and rent our condo the rest of the year to cover the cost of owning it. We are older citizens who are on Social Security and like to come to Maui. We have visited Maui almost every year since 1972. In 1976 we bought our 1st property and moved to Maui in 1977. We lived upcountry for 2 1/2 years until the 1980 financial situation forced us to move back to the mainland. We then decided that when we sold our Maui property that we would like to buy a condo so we could afford to visit Maui every year there after. We hope you will think about how the burden of this tax increase will affect our future.

Thanks for your time,

George Stehlik

EDB Committee

From: JOHN G WOODHEAD <jgwoodhead@msn.com>
Sent: Sunday, April 28, 2019 9:28 AM
To: EDB Committee
Subject: Maui Increase of taxes at Ekahi condos

Dear Maui County,

My name is Gloria Woodhead and I am an owner at the Wailea Ekahi condos.

I have just heard about the proposal of increase of property taxes, like the hotels in the area.

My concern is the increase of taxes at that kind of level can hurt all owners significantly.

I am not opposed to an increase but 60% is overwhelming.

We don't have the clientele that the hotels have with the constant revenue coming in.

Is there some way to come to a compromise??

Respectfully yours,

Gloria Woodhead

509-251-9697

EDB Committee

From: Jan Kitaguchi <hulagirlsmaui@yahoo.com>
Sent: Sunday, April 28, 2019 9:45 AM
To: EDB Committee
Subject: Mayor's proposed budget re: Recycling Third Saturdays -Lahaina Cannery

April 28, 2019

To: County Council Economic Development & Budget Committee

Please keep/continue every month Third Saturday Recycling at the Lahaina Cannery Mall. There is such an importance to our community to continue this service every month!

We have achieved so very much to reduce unnecessary dumping of such items in areas throughout.

Thank you!
Jan Kitaguchi
931 Kuialua Place
Lahaina, HI 96761

EDB Committee

From: Larry Marcheta Cobb <ccacobb@yahoo.com>
Sent: Sunday, April 28, 2019 5:59 PM
To: EDB Committee; Keani N. Rawlins
Cc: Kelly King; Riki Hokama; Tasha A. Kama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: RE: Maui County Budget Hearings - I support FAIR tax rates.

Greetings, Committee Chair Keani N.W. Rawlins-Fernandez and Economic Development and Budget Committee Members,

We purchased our unit 15 years ago so that we could spend time on Maui in our retirement years. We currently spend, at least, 6 months per year and minimally rent our unit to cover expenses. Your proposal, if passed, would require us to rent our unit more often to cover your unfair tax.

We do not use this as a Time Share or is it treated as a hotel. We do not have visitors 24/7 as this is our second home.

We support the local economy, church and community, such as, the Farmers Markets, local shops and restaurants. Please do not place such a heavy punitive tax on us just because we are trying to retire on a fixed income and enjoy spending time on Maui.

Mahalo,
Larry & Marcheta Cobb
105 Pualei Drive #1
Lahaina, HI. 96761

EDB Committee

From: Rachel Ball Phillips <mauirachel@gmail.com>
Sent: Sunday, April 28, 2019 5:24 PM
To: EDB Committee
Cc: Keani N. Rawlins; Kelly King; Riki Hokama; Tasha A. Kama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Testimony Against Proposed Increase to Short-Term Rental Property Tax Rate

Dear Committee Chair Keani N. W. Rawlins-Fernandez and the Economic Development and Budget Committee Members:

Thank you for the opportunity to present this testimony against the proposed increase to the short-term rental property tax rate.

Our families have lived on Maui for five generations, and we are full-time Upcountry Maui residents who are active members of the community.

We purchased a condominium in Kahana several years ago to enjoy with our family and friends as a second home. In order for us to be able to afford the ongoing costs of the property while still being able to use it ourselves, we rent it out to visiting guests on a short-term basis.

In 2019, our assessed valuation of the property went up by over 31% over the 2018 assessment. This came at a time when we have also been subject to special assessments by our condo association due to property damage caused by ongoing coastal erosion. Adding another 66% to the property tax rate on top of the already excessive property valuation increase will cause an undue hardship on us and may result in us having to sell the property that we have enjoyed with our family over the years.

Increasing the tax on short-term rental properties jeopardizes the ability of local people like us to be able to keep our second homes and to provide alternative accommodations to visitors who contribute to our economy.

Only the very wealthy are able to keep these types of properties without depending on short-term rental income. Discouraging short-term rentals through an excessive property tax hike will ultimately lead to a lower property tax base for Maui County if these properties shift from short-term rentals to lower rate categories. These properties will sit vacant for long periods and negatively affect the many industries on Maui that depend on a stable population to support them.

Thank you for considering this testimony against the short-term rental property tax increase.

Sincerely,

Larry and Rachel Phillips
Kula, Maui

EDB Committee

From: Michael D. OLEAR <bookemdano50@att.net>
Sent: Sunday, April 28, 2019 7:03 AM
To: EDB Committee
Subject: Kill the goose that lays the Golden egg

We are already seeing a decline in renting due to the current outrageous taxes. Potential renters tell me” you’ve got to be kidding?” I’ve had some decline to rent, saying, “ hey, Mexico is a lot cheaper”.

Michael D. O’Lear, owner of unit 716 Kuleana Condo, Honokawai, Maui

Sent from my iPhone

EDB Committee

From: Mike Harrigan <mike@harrigan.com>
Sent: Sunday, April 28, 2019 8:32 AM
To: EDB Committee; Keani N. Rawlins; Kelly King; Riki Hokama; Tasha A. Kama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Don't increase vacation rental property taxes!

Dear Budget Committee Members:

I have been made aware that there is a possibility of increasing the property tax rates for vacation rental property by a substantial amount. As an owner of vacation rental condo at Maui Kamaole I am writing to you to respectfully ask that you take into consideration the economics for vacation rental owners and the potential impact on the Maui economy.

- 1) Vacation rental property tax rates are already very high in Maui - only timeshare and hotel property have higher rates.
- 2) Assessed property values increase nearly every year.
- 3) Property owners also pay very high Transient Accommodation Taxes plus General Excise Taxes when their property is rented out (TAT were also increased recently!).
- 4) Other costs such as AOAO fees, resort fees, housekeeping fees, etc. are increasing as well.
- 5) Taken as a total, the cost of owning and renting property in Maui has gone up dramatically in recent years to the point where it is difficult for a vacation property owner to break even, let alone make a profit.

Also, please take into consideration that vacation rentals are a key element in the healthy tourism industry in Maui that brings thousands of visitors from around the world to the island which benefits all businesses and increases employment. Vacation rentals make it possible for many who cannot afford hotel prices to visit the island and, from my personal experience, these families make repeat visits.

I implore you not to further burden the Short Term Rental industry with such an aggressive and unfair tax increase. We already pay more than our fair share of property taxes simply because we choose to share our home when we are not on island. Home sharing such as this makes sense in that it maximizes both the usefulness of the space and the positive economic impact on Maui. Please do not further discourage Short Term Vacation Rentals.

Thank you for your consideration,

Mike Harrigan, owner Maui Kamaole K206
(650) 743-4864
mike@harrigan.com <mailto:mike@harrigan.com>

EDB Committee

From: Nicola Dourambeis <ndoura@gmail.com>
Sent: Sunday, April 28, 2019 6:26 PM
To: EDB Committee
Cc: Keani N. Rawlins; Kelly King; Tasha A. Kama; Mike J. Molina; Shane M. Sinenci; Alice L. Lee; Tamara A. Paltin; Yukilei Sugimura; Riki Hokama
Subject: RE: Maui County Budget Hearings - Comment on proposed tax increase

Dear Committee Chair Keani N. W. Rawlins-Fernandez and the Economic Development and Budget Committee Members:

I am writing to provide my objection to the proposed 66% increase in short term tax rates. As you are aware, current Short Term Rental Tax Rates are \$9.28/\$1000, the third highest rate only exceeded by Hotel and Time Share rates. These already high rates are exacerbated by escalating property values that are in many cases in excess of what the property can bring on the open market.

In the past several years tax valuations have greatly increased. Adding another 66% increase for this segment is an unfair burden, and puts the entire short term rental industry in jeopardy. Such moves are very likely to reduce the value of these very properties which then reduces the tax revenues received.

This property is not used as a hotel or time share, it is my second home. I live on Maui ~four months each year, have many friendships and participate in many community activities. I love Maui and wish it to prosper for everyone, but this is placing an excessive burden on a select group of people. Short Term Rental property already comprises 25% of real property tax revenue.

We have a healthy vacation rental industry on Maui which allows for varied accommodations and experiences to visitors, which in turn increases return visits and benefits all of the small businesses on Maui as well as supporting thousands of jobs.

Please choose not to further burden the Short Term Rental industry with such an aggressive and unfair tax increase. We already pay more than our fair share of property taxes simply because we choose to share our home when we are not on island.

Thank you for your attention to this. Should you have any questions or require further information, please do not hesitate to contact me.

Nicola Dourambeis
2560 Kekaa Dr., J202
Lahaina HI 96761

EDB Committee

From: Sherry Couture <pnscouture@gmail.com>
Sent: Sunday, April 28, 2019 5:24 AM
To: EDB Committee
Subject: Proposed Property Tax Increase

We have recently become aware of the proposed plan to nearly double property taxes on vacation rental property to which we strongly oppose. This appears to be an unfair attack on owners who own second homes on Maui and choose to vacation rent their homes in their absence. Tourism is the lifeblood of the Hawaiian Islands and local economy. We employ local islanders to maintain and clean our condos during our absence thereby benefiting the local economy. With such an aggressive tax increase on owners of short-term rental property you are putting an unfair burden on us and discouraging ownership of such property. Our property values will surely decline and we will be forced out of the market hurting Maui's economy! It's already expensive to visit the islands and we can only recoup so much money from tourists. Travelers need options. Not everyone can afford to stay in a high-end hotel and pay \$400, \$500, or \$600 a night! This is an unfair assault on one segment of property owners! Please reconsider placing such an exorbitant, unfair tax increase on us!

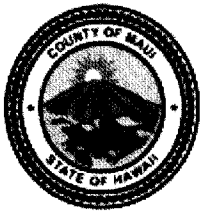
Paul and Sherry Couture
Kauhale Makai Condo Owners

Sent from [Mail](#) for Windows 10

EDB Committee

From: Kelly King
Sent: Monday, April 29, 2019 10:27 AM
To: EDB Committee
Subject: Fw: Unfair property tax rates on Short term Rentals

With Aloha,



Office of Council Chair Kelly T. King

South Maui Residency
Office: 808.270.7108
200 South High Street, 7th Fl
Wailuku HI 96793
mauicounty.us

From: Rob Davis <gotwake67@gmail.com>
Sent: Sunday, April 28, 2019 2:41 PM
To: Kelly King
Subject: Unfair property tax rates on Short term Rentals

RE: Maui County Budget Hearings - I support fair tax rates

As you are aware, current Short Term Rental Tax Rates are \$9.28/\$1000, the third highest rate only exceeded by Hotel and Time Share rates. These already high rates are exacerbated by escalating property values that are in many cases in excess of what the property can bring on the open market. So, not only are the current tax rates very high, they are being applied on an unreasonable value.

In the past several years tax valuations have greatly increased Adding another 66% increase to this segment is an unfair burden on us, and puts the entire short term rental industry in jeopardy. Such moves are very likely to reduce the value of these very properties which will then reduces the tax revenues received.

Please understand, this is not property used as a hotel or time share, it is our second home. We use this property each year as a second home. We spend all the time we can and plan on spending much more in the years ahead, but for us we have been renting out our condo to offset the costs of ownership. We love Maui and wish it to prosper for everyone, but this is placing an excessive burden on a select group of people. Short Term Rental property already comprises 25% of real property tax revenue.

We have a healthy vacation rental industry on Maui that allows for varied accommodations and experiences to visitors, which in turn increases return visits and benefits all of the small businesses on Maui as well as supporting thousands of jobs.

Please choose not to further burden the Short Term Rental industry with such an aggressive and unfair tax increase. We already pay more than our fair share of property taxes simply because we choose to share our home when we are not on island. Home sharing such as this is only makes sense and maximizes both the usefulness of the space and the positive economic impact on Maui. Please do not further discourage Short Term Vacation Rentals.

Thanks Rob & Shannon Davis,

Owners of 70 Hauoli St. Unit 205 Wailuku HI 96793

EDB Committee

From: Ronald Reader <ronreader@gmail.com>
Sent: Sunday, April 28, 2019 9:56 AM
To: EDB Committee; Keani N. Rawlins; Kelly King
Subject: Increases in Taxes

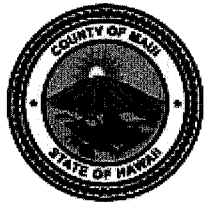
My wife and I own at the Maui Eldorado Unit K 102. We are there 3-4 months a year because our 2 children and 5 grandchildren live in Lahaina. Its our second home.... not a hotel or a time share. Please.... kindly review and reconsider your proposal to increase our taxes because we have sacrificed so much to be close to our family. The thought of having to sell is frightening because we live so far away.

Ron Reader
K 102 Maui Eldorado

EDB Committee

From: Kelly King
Sent: Sunday, April 28, 2019 7:49 PM
To: EDB Committee
Subject: Fw: Property Tax Increase

With Aloha,



Office of Council Chair Kelly T. King
South Maui Residency
Office: 808.270.7108
200 South High Street, 7th Fl
Wailuku HI 96793
mauicounty.us

From: Barbara Kojima <mgmt@mauilanicommunity.com>
Sent: Wednesday, April 24, 2019 4:13 PM
To: Kelly King
Subject: Property Tax Increase

Dear Kelly King:

As a property Homeowner, Vacation Rental Property Owner, and Association General Manager I am perplexed as to why the County Council members believe that vacation rental guests do not provide jobs for Maui residents. My vacation guests support and pay Maui residents to provide cleaning services, property management services, condo management services, they shop, eat in restaurants, rent vehicles, and pay for activities.

Such guests are able to come to Maui because they are afforded the opportunity to stay in more affordable rooms because they cannot afford to pay for pricey hotel charges that are often upwards of triple over my vacation room rental charges.

If the property tax goes up, then vacation Owners like us will have no choice but to raise the cost of the vacation accommodations, and that most likely will find Maui bound vacationers unable to afford to come to Maui. If they are forced to find another more reasonable place to visit, which they will, Maui will lose a substantial amount of revenue that council members do not seem to realize is reality. I am not sure why council is favoring hotel owners over residents like my family. We count on the small income rental revenue to supplement our already below national average wages and high cost of living on Maui. That income helps support our Ohana and is a means for our grandchildren to have a home on Maui when they grow up so they will be able to stay here and live as adults. Raising the tax and treating hard working residents with a tax similar to time share is not pono, or conducive to keeping our Ohana here on Maui.

Respectfully submitted by

Sadao and Barbara Kojima

Kristine and Troy Maurer

EDB Committee

From: Stephen Roberts <stephenroberts.sf@gmail.com>
Sent: Sunday, April 28, 2019 11:01 AM
To: EDB Committee; Keani N. Rawlins
Cc: Kelly King; Riki Hokama; Tasha A. Kama; Alice L. Lee; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: RE: Maui County Budget Hearings - I support FAIR TAX RATES

Dear Committee Chair Keani N. W. Rawlins-Fernandez and the Economic Development and Budget Committee Members:

As you are aware, current Short Term Rental Tax Rates are \$9.28 per \$1,000 of valuation, the third highest rate only exceeded by Hotel and Time Share rates. These already high rates are exacerbated by escalating property values that are in many cases in excess of what the property can bring on the open market. So, not only are the current tax rates very high, but they are being applied on an unreasonable value.

In the past several years tax valuations have greatly increased. Adding another 66% increase for this segment is an unfair burden on us, and puts the entire short term rental industry in jeopardy. Such moves are very likely to reduce the value of these very properties which then reduces the tax revenues received.

Please understand, this is not property used as a hotel or time share, it is my second home. I live on Maui several months each year, have created many new friendships, and participate in fundraising and other community benefit activities. I love Maui and wish it to prosper for everyone, but this is placing an excessive burden on a select group of people. Short Term Rental property already comprises 25% of real property tax revenue.

We have a healthy vacation rental industry on Maui which allows for varied accommodations and experiences to visitors, which in turn increases return visits and benefits all of the small businesses on Maui as well as supporting thousands of jobs.

Please choose not to further burden the Short Term Rental industry with such an aggressive and unfair tax increase. We already pay more than our fair share of property taxes simply because we choose to share our home when we are not on island. Home sharing such as this is only makes sense and maximizes both the usefulness of the space and the positive economic impact on Maui. Please do not further discourage Short Term Vacation Rentals.

Thank you for your attention to this – taxes are inevitable, however, this Council proposal is absolutely excessive in my opinion!

With much Aloha,

Stephen Roberts