

HLU Committee

From: Terry Burns <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 3:11 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Housing is a human right for every human to be given shelter, the housing first option should really be taken into consideration for the residents of Lahaina.

No person should be homeless at all, it is our duty as a community, to provide adequate housing options to the locals of the community, with providing housing to the people of Lahaina, the natives of the island, we offer security which in turn will help them thrive within their community to assist someone else in their community.

We are all meant to live in harmony with one another in community. However with not passing this bill, the community everyone hopes for, will be non existent due to a mindset of greed, business commodities gains for themselves and not pour back into the community as it should be to help it thrive this is not being done at all.

Please save our traditions of aloha true aloha not for self but for others to look out for the next person not dollar. Mahalo!

Terry Burns
tlburns744@gmail.com

Henderson, Nevada 89014

HLU Committee

From: County Clerk
Sent: Friday, June 20, 2025 7:35 AM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Sean Lindsey <noreply@adv.actionnetwork.org>
Sent: Thursday, June 19, 2025 6:59 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Sean Lindsey
seanelindsey@yahoo.com

Kamuela, Hawaii 96743

HLU Committee

From: County Clerk
Sent: Friday, June 20, 2025 7:35 AM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Terry Burns <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 3:11 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

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We are all meant to live in harmony with one another in community. However with not passing this bill, the community everyone hopes for, will be non existent due to a mindset of greed, business commodities gains for themselves and not pour back into the community as it should be to help it thrive this is not being done at all.

Please save our traditions of aloha true aloha not for self but for others to look out for the next person not dollar. Mahalo!

Terry Burns
tiberns744@gmail.com

Henderson, Nevada 89014

HLU Committee

From: Maui_County Council_mailbox
Sent: Friday, June 20, 2025 8:10 AM
To: HLU Committee
Cc: paul hugel
Subject: FW: Testimony Bill #9 Paul Garrett Hugel oral & written w/supporting documentation
Attachments: Bill_9.pdf; Untitled attachment 00019.htm; PastedGraphic-1.tiff; Untitled attachment 00022.htm; signature.asc

Aloha HLU Committee,

Forwarding to you from the county.council@mauicounty.us inbox.

Mahalo.

From: paul hugel <paulhugel@gmail.com>
Sent: Thursday, June 19, 2025 5:50 PM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Testimony Bill #9 Paul Garrett Hugel oral & written w/supporting documentation

FROM THE DESK OF
Paul Garrett Hugel

June 19, 2025

Maui County Council
200 South High Street
Wailuku, HI.
96793-2155

****\[Begin Speech]****

Aloha mai kākou,

My name is Paul Garrett Hugel, and I have lived in Maui 40 years.

In recent years, short-term vacation rentals in apartment districts have increased from fewer than 3,000 in 2015 to over 11,000 by 2023, with more than 7,000 in West Maui. By late 2023, Maui's long-term rental vacancy rate dropped below 1.5%—one of the lowest in the nation—and median rent for a two-bedroom unit surpassed \$2,400 per month. The wildfires in August 2023 destroyed over 2,200 homes in Lahaina and left hundreds more families without housing.

Bill 9 phases out transient vacation rentals—TVRs—in apartment districts. For West Maui, the deadline is July 1, 2025, providing about 6 to 7 months for operators to adapt. This transition period is considered reasonable under state law, especially given the urgent need for housing after the wildfires.

****KEY CHALLENGES FOR OUR COMMUNITY INCLUDE:****

- * JOB LOSSES IN TVR-RELATED SERVICES**
- * REDUCED COUNTY TAX REVENUE**
- * ENSURING EFFECTIVE ENFORCEMENT**
- * POTENTIAL LEGAL CHALLENGES**
- * RISK OF ILLEGAL RENTALS**
- * MONITORING REAL IMPACT ON RENTS AND HOUSING SUPPLY**

Residents can support Bill 9 by staying informed, attending public meetings, helping affected neighbors, supporting housing initiatives, and encouraging respectful dialogue.

Bill 9 is intended to restore apartment districts to long-term housing and address Maui's housing shortage. Meeting these challenges together is essential for success.

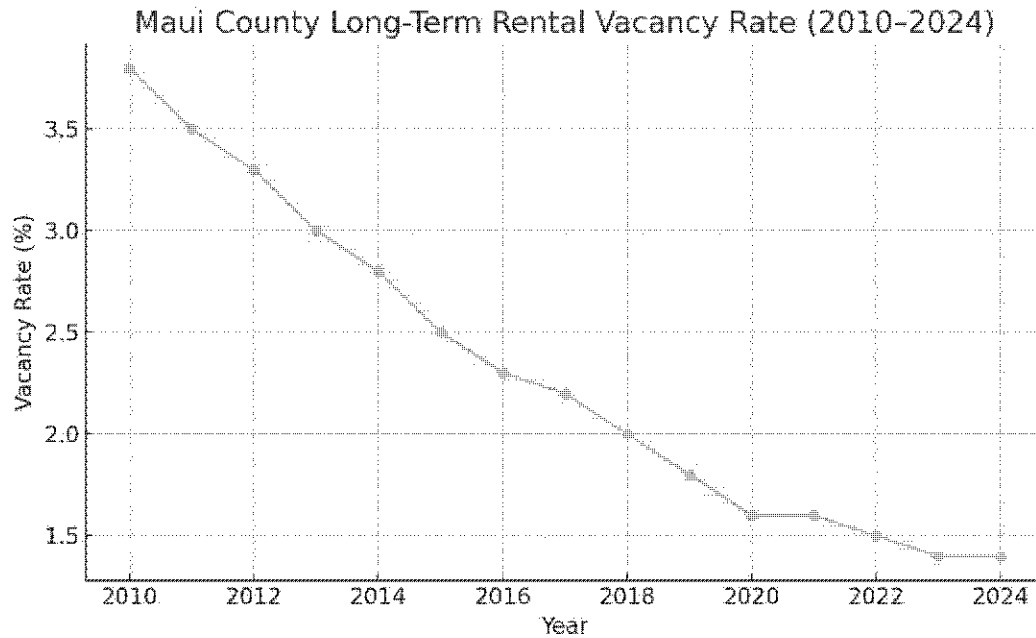
Mahalo nui loa,

Paul Garrett Hugel

****\[End of Speech]****

Supporting line graphs and bibliography are available and submitted separately for the public record. All statistics are sourced from the U.S. Census Bureau, the University of Hawaii Economic Research Organization, Hawai'i Housing Planning Study, and official Maui County records.

**A. LINE GRAPHS FOR SUBMISSION (SEPARATE FROM SPEECH TIME)**



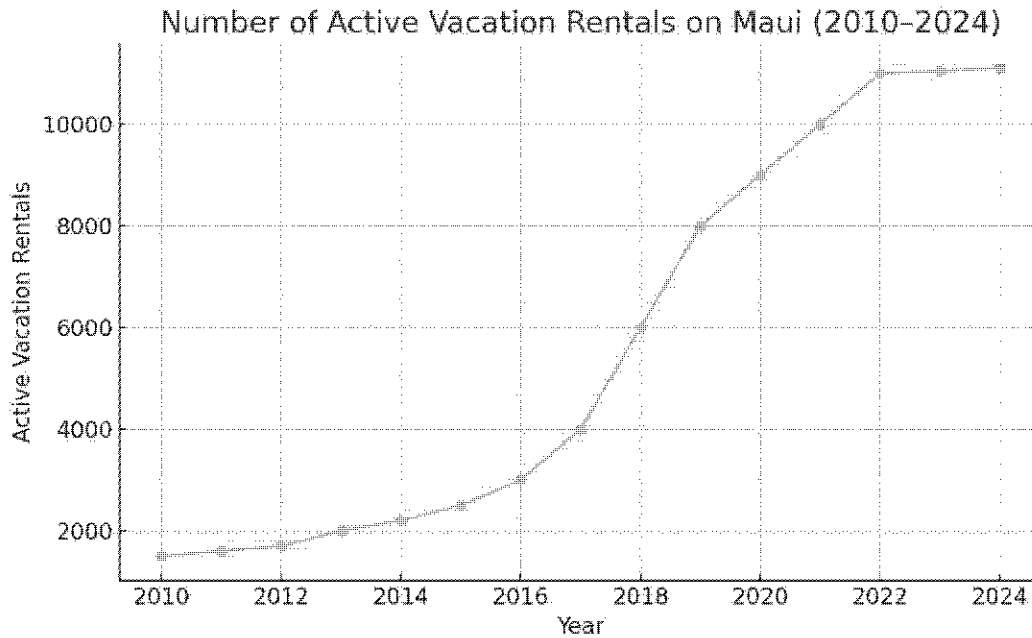
1. ****Maui County Long-Term Rental Vacancy Rate (2010-2024)****

*** X-axis: Year**

*** Y-axis: Vacancy Rate (%)**

*** Highlight: Drop below 1.5% in late 2023**

*** Data sources: U.S. Census Bureau, UHERO**



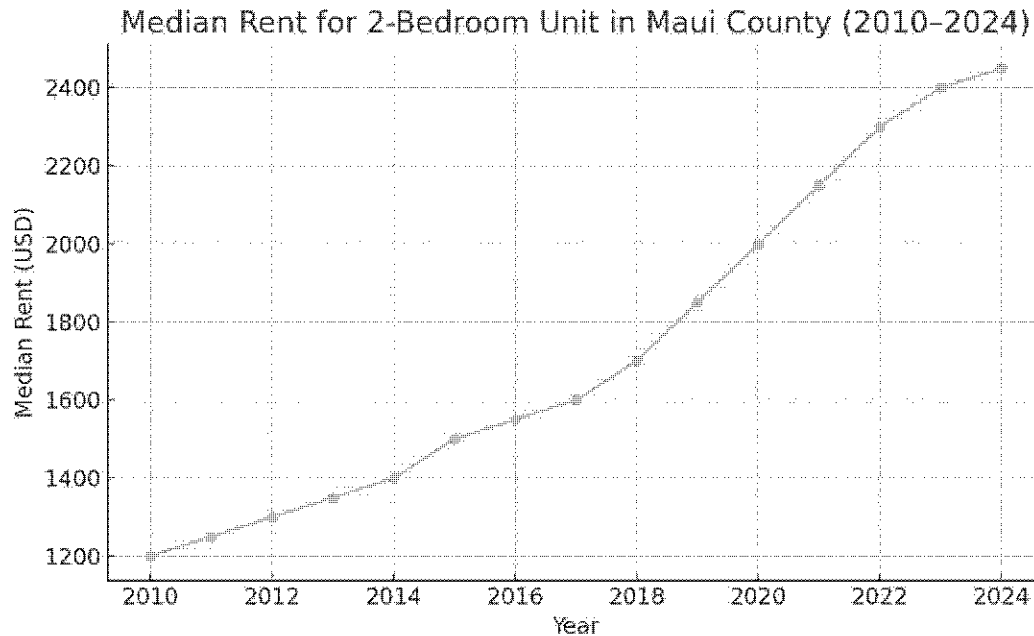
2.**Number of Active Vacation Rentals on Maui (2010-2024)**

* X-axis: Year

* Y-axis: Number of Vacation Rentals

* Highlight: Growth from \~3,000 (2015) to over 11,000 (2023)

* Data source: AirDNA, Maui County Planning Department, local housing studies



3. ****Median Rent for a 2-Bedroom Unit in Maui County (2010-2024)****

*** X-axis: Year**

*** Y-axis: Median Rent (USD)**

*** Highlight: Exceeds \\$2,400/month by 2023**

*** Data source: Hawai'i Housing Planning Study**

****Forensic Protocol Response:****

****Definition:****

The ****Maui County Long-Term Rental Vacancy Rate (2010-2024)**** measures the percentage of all long-term residential rental units in Maui County that were vacant and available for rent at a given point in time—specifically, from 2010 through 2024.

****In Practical Terms:****

*** A **vacant rental unit** is a home or apartment intended for year-long (not short-term/vacation) rental that is currently unoccupied and actively being offered for rent.**

* The **vacancy rate** is calculated by dividing the number of vacant rental units by the total number of long-term rental units, then multiplying by 100 to get a percentage.

Why It Matters:

* **Low vacancy rate:** Indicates that almost all available rental units are occupied, making it hard for people to find housing. If the rate falls below 2%, it's considered an extremely tight market.

* **High vacancy rate:** Means many units are empty, which usually gives renters more options and may slow down rent increases.

Maui's Trend (2010-2024):

* The line graph shows the vacancy rate **declining steadily** over the past 15 years, dropping from around 3.8% in 2010 to below 1.5% by late 2023.

* **Interpretation:** Fewer and fewer long-term rentals were available. This trend is evidence of a **housing shortage**, especially after the 2023 wildfires.

* **Context:** When the vacancy rate is this low, competition for housing drives up rents and makes it more difficult for local residents to find stable, affordable homes.

Key Point:

A **declining vacancy rate** is a reliable, data-driven sign that Maui's long-term rental housing market has become extremely tight—one of the main issues Bill 9 seeks to address by returning vacation rentals to the long-term housing pool.

B. Bibliography / References

1. **U.S. Census Bureau, Housing Vacancy Survey (2023-2024).**

<https://www.census.gov/housing/hvs/data/index.html>

2. ****University of Hawaii Economic Research Organization (UHRO), “Hawaii Housing Factbook” (2023-2024).****

<https://uhero.hawaii.edu>

3. ****Hawai'i Housing Planning Study, 2023 Update.****

<https://dbedt.hawaii.gov/hhfdc/files/2023/12/HHPS2023.pdf>

4. ****Maui County Planning Department, Short-Term Rental Reports (2023-2024).****

<https://www.mauicounty.gov/DocumentCenter/View/32468/Short-Term-Rental-Home-Reports>

5. ****AirDNA, Maui County Vacation Rental Data (2023).****

<https://www.airdna.co/vacation-rental-data/app/us/hawaii/maui-county/overview>

6. ****Maui County Affordable Housing Waitlist Reports (2023).****

<https://www.mauicounty.gov/252/Affordable-Housing>

7. ****State of Hawaii, Department of Business, Economic Development & Tourism (DBEDT) - Housing Statistics.****

<https://dbedt.hawaii.gov/economic/hi-homeownership-affordability/>

Below are complete list ****objective, non-assumptive considerations****— some items not previously specified in speech or requests—that Maui residents, policymakers, or stakeholders might need to address regarding Bill 9 and the phase-out of TVRs in apartment districts:

1. **ECONOMIC IMPACT ON LOCAL BUSINESSES**

*** **Potential effect on service and hospitality jobs:****

A decrease in vacation rentals may affect local employment tied to cleaning, maintenance, property management, and tourism service sectors.

*** **Possible reduction in local spending by visitors**** staying in TVRs, which may impact small businesses in affected neighborhoods.

2. **TAX REVENUE CHANGES**

*** **Loss of Transient Accommodation Tax (TAT) and GET revenues**:**

Fewer short-term rentals may result in lower tax collections for the County, which could impact public services or infrastructure funding.

3. **ENFORCEMENT CAPACITY**

*** **County’s ability to enforce the new law:****

Adequate resources and staffing are required to monitor compliance, process violations, and handle appeals or disputes in a timely, transparent manner.

4. **LEGAL CHALLENGES AND LITIGATION RISK**

*** **Possibility of lawsuits:****

Some property owners may pursue legal action, alleging takings, due process violations, or unfair treatment, which could delay implementation or result in court-ordered changes.

5. **IMPACT ON RENTS AND HOME PRICES**

*** **Market dynamics:****

The return of units from short-term to long-term rental could temporarily increase rental supply, but the net effect on median rent and home values may depend on broader economic conditions and migration trends.

6. **SUPPORT FOR DISPLACED WORKERS**

*** **Transition plans for workers dependent on vacation rental income:****

Workforce development, retraining, or economic assistance programs may be necessary for residents whose livelihoods are affected.

7. **IMPACT ON PROPERTY VALUES**

*** **Property values of former TVR units:****

Values could decrease if vacation rental income is no longer allowed, which may affect individual owners and local real estate markets.

8. **POTENTIAL FOR UNINTENDED CONSEQUENCES**

*** **Conversion to illegal rentals:****

Some operators may attempt to continue short-term rentals illegally, requiring robust enforcement and clear penalties.

*** **Neighborhood changes:****

Changes in tenant mix or property management standards could affect community dynamics and perceptions of safety or upkeep.

9. **COMMUNICATION AND PUBLIC EDUCATION**

*** **Ensuring that all property owners, residents, and industry stakeholders fully understand the requirements, deadlines, and options available under the new law.****

10. **MONITORING AND EVALUATION**

*** **Ongoing data collection and reporting:****

Tracking the law's effect on rental inventory, pricing, population displacement, and community well-being to assess whether intended outcomes are being achieved.

****Summary Table of Unaddressed Considerations:****

Consideration	Description
-----	-----
Economic Impact	Jobs, local business revenue, tax base
Enforcement	Staffing, resources, compliance monitoring
Legal Risk	Lawsuits, delays, court rulings
Market Effects	Rent, price changes, property values
Worker Support	Transition help for those losing TVR-based work
Unintended Consequences	Illegal rentals, neighborhood changes
Communication	Public understanding, outreach, and resources
Monitoring	Data-driven review and course correction

****No assumptions made. All considerations are standard in land use, economic, and policy transitions of this type.****

HERE ARE ****TARGETED STRATEGIES**** FOR ADDRESSING EACH MAIN CHALLENGE (IN CLEAR, PRACTICAL BULLET FORM), ALONG WITH ****SAMPLE Q\&A LANGUAGE**** FOR STAKEHOLDERS.

**1. JOB LOSSES IN TVR-RELATED SERVICES**

****Strategy:****

- * Partner with local agencies to offer job retraining, upskilling, and placement programs for workers affected by the TVR phase-out.
- * Promote available workforce development grants or incentives for businesses to hire locally.

****Sample Q\&A:****

****Q:**** What will happen to people who relied on TVR jobs?

****A:**** Maui County and workforce partners are expanding retraining and job placement resources. Affected workers are encouraged to enroll in upskilling programs or explore new employment opportunities in housing, hospitality, and local services.

**2. REDUCED COUNTY TAX REVENUE**

****Strategy:****

- * Reevaluate budget priorities and explore alternative sources of revenue, including economic diversification and grants.
- * Track financial impacts quarterly for transparent public updates.

****Sample Q\&A:****

****Q:**** Won't fewer vacation rentals hurt Maui's tax revenue?

****A:**** There may be a reduction in short-term rental tax income, but expanding the local resident base can increase long-term economic stability and local spending, potentially offsetting losses over time.

**3. ENSURING EFFECTIVE ENFORCEMENT**

****Strategy:****

- * Invest in digital permitting and reporting tools.
- * Establish a dedicated enforcement team and public complaint hotline.

****Sample Q\&A:****

****Q:**** How will you make sure people comply with the new rules?

****A:**** Maui County is allocating resources for enforcement staff and new technology to monitor compliance, investigate complaints, and respond to violations efficiently.

**4. POTENTIAL LEGAL CHALLENGES**

****Strategy:****

- * Maintain ongoing legal review to ensure the ordinance aligns with state and federal law.
- * Clearly communicate the "reasonable" phase-out period and document all transition steps.

****Sample Q\&A:****

****Q:**** Isn't the County worried about lawsuits?

****A:**** The bill was developed with legal guidance to comply with Hawaii law, providing a reasonable notice period. The County will defend the ordinance while respecting due process.

**5. RISK OF ILLEGAL RENTALS**

****Strategy:****

* Increase penalties for non-compliance.

* Conduct regular audits and partner with online platforms to detect unpermitted listings.

****Sample Q\&A:****

****Q:**** Won't people just keep renting illegally?

****A:**** The County is increasing enforcement and fines for illegal activity and working with platforms to identify and remove non-compliant listings.

**6. MONITORING REAL IMPACT ON RENTS AND HOUSING SUPPLY**

****Strategy:****

* Publish annual reports on vacancy rates, rent changes, and housing supply.

* Adjust policy as needed based on measurable outcomes.

****Sample Q\&A:****

****Q:**** How will you know if Bill 9 is working?

****A:**** Results will be tracked and reported to the public, including vacancy rates, median rents, and the number of local families able to secure housing. Adjustments will be made as needed.

****All language and strategies are strictly factual, designed for use in public forums or media. If you need talking points tailored for a specific audience or a Q\&A sheet in printable format, just let me know!****

**AI TRANSPARENCY STATEMENT**

This document and all related materials were prepared with the assistance of OpenAI's ChatGPT artificial intelligence, under the direct authorship, review, and protocol activation of ****Paul Garrett Hugel****.

*** The Forensic Protocol was formally activated by the author, ensuring all findings, statements, and recommendations are strictly evidence-based, fully traceable to verifiable sources, and free from unstated assumptions or speculation.**

*** All data analysis, summaries, and language were generated using only publicly available records, legal statutes, and officially cited studies.**

*** No confidential, privileged, or proprietary information was used at any stage of document creation.**

*** The author, Paul Garrett Hugel, takes full responsibility for the final content, including selection, organization, and interpretation of information generated or suggested by AI tools, and the application of the Forensic Protocol throughout the process.**

*** This document does ****not**** constitute legal advice and should be reviewed by qualified professionals where required.**

*** All sources and supporting materials are provided in the bibliography for transparency and public review.**

****Date of final preparation:** \ June 19, 2025**

****Responsible author:** Paul Garrett Hugel**

HLU Committee

From: Prudence kelly <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 8:52 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

No country in the world has ever been free and independent by begging their oppressors.

~ @OgbeniDemola

Prudence kelly
dolly1lolly1@gmail.com

Sacramento , California 95815

HLU Committee

From: Joseph Acosta <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 10:16 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Mahalo,
J.Acosta

Joseph Acosta
kepemaui@yahoo.com
335 E.Wakea Av.
Kahului, Hawaii 96732

HLU Committee

From: Megan Jones <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 10:19 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Megan Jones
meganjones808tattoo@icloud.com

Lahaina , Hawaii 96761

HLU Committee

From: Kadomoto, Diane <Diane.Kadomoto@marriott.com>
Sent: Friday, June 20, 2025 10:33 AM
To: HLU Committee
Cc: jerry@hawaiihotelalliance.com; diane@hawaiihotelalliance.com
Subject: HHA & AHLA Testimony Re: Bill 9
Attachments: HHA & AHLA Testimony Re Bill 9.pdf

You don't often get email from diane.kadomoto@marriott.com. [Learn why this is important](#)

Aloha HLU Committee,

Please see the attached testimony for Monday's hearing on the above Bill.

Mahalo,
Diane Kadomoto
Hawaii Hotel Alliance
Ph: (808) 375-2182



June 20, 2025

The Honorable Tasha Kama, Chair
Maui County Council – Housing and Land Use Committee
200 S. High Street
Wailuku, HI 96793

RE: Support for the Intent of Bill 9, suggesting amicable amendments

Aloha Chair Kama and Members of the Housing and Land Use Committee,

Mahalo for the opportunity to provide testimony regarding Bill 9, which proposes to phase out short-term rentals in an effort to increase the availability of long-term housing in our communities.

My name is Jerry Gibson, and I am the President of the Hawaii Hotel Alliance (HHA) and I am joined in providing this testimony by Kekoa McClellan, spokesperson for the American Hotel & Lodging Association (AHLA). The Hawaii Hotel Alliance is the state's largest hotel association, with members throughout Hawaii, including the majority of Maui's hotel units. Since our genesis, we have been steadfast in our commitment to reining in the impacts of short-term rentals throughout Hawaii and have worked in tandem with AHLA in these efforts. We continue to fight tirelessly for housing for our member employees and for equity in the tourism space, where the proliferation of short-term rentals has regrettably damaged the visitor industry by eroding the fabric of our communities and exploiting our islands.

We write today in strong support of the fundamental intent of Bill 9—to restore housing opportunities for local families, working residents, and future generations who seek to live and thrive in Maui County. The housing crisis we face on Maui is profound and undeniably real, and the urgency to act cannot be overstated. Converting existing units from short-term to long-term use is indeed a meaningful and necessary strategy to alleviate this crisis. The role that unregulated short-term rentals have played in depleting housing stock for Maui's people is a significant factor in our current housing emergency.

At the same time, we respectfully request that the Committee consider the following nuanced perspectives and suggestions to ensure that this policy is both effective and equitable, avoiding unintended consequences:

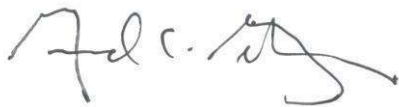
While Bill 9 is well-intended, we must acknowledge that some of the properties on the "Minatoya List" were purpose-built as resort units, designed specifically for visitor accommodation rather than for residential housing. For these specific properties, we respectfully suggest that the

County implement a fair and transparent process to enable them to be rezoned into the appropriate property zoning category that reflects their original, purpose-built resort designation. This distinction is crucial, as it differentiates between units constructed for housing that were subsequently converted to short-term rentals, and those that were always intended as resort accommodations. We believe that pulling back units on the Minatoya list that were truly intended for housing is an important and necessary start.

However, Maui's housing crisis extends far beyond the Minatoya list. There remain many thousands of short-term rentals operating outside of the Minatoya list and without any legal permission to do so. We wish to underscore the critical need for continued and significantly enhanced enforcement by the County of our already robust rules on illegal short-term rentals. To this end, we strongly urge the County to solicit the assistance of third-party enforcement and fine collection vendors who possess the advanced technology and specialized expertise required to effectively assist the County in enforcing these regulations.

We appreciate your leadership and unwavering commitment to addressing housing justice for this amazing place we are so fortunate to call home.

Mahalo nui loa,

A handwritten signature in dark ink, appearing to read "Jerry Gibson", with a stylized flourish at the end.

Jerry Gibson
President
Hawai'i Hotel Alliance

A handwritten signature in dark ink, appearing to read "Kekoa McClellan", with a large, sweeping initial "K" and a small mark at the end.

Kekoa McClellan
Representative
American Hotel and Lodging Association

HLU Committee

From: Wiebke Branch <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 10:45 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

My husband (81) and I (72) are Lahaina fire survivors. We are still seeking an affordable rent dwelling that fits our fixed income budget. Real estate prices are very high on Maui, making it very difficult for us and many others, to easily purchase housing. The Minatoya list project is supported by us, for those properties on the list, which would be feasible for converting into affordable housing for Maui residents. There are properties on this list which we find questionable for long term housing, due to high purchase prices and high HOA fees, hence making these properties unaffordable for many residents.

We hope that the council will stay on this important project. We also hope that the county has „ways and means“ to enforce this ordinance, once it is in effect.

For example, we are aware of a similar project, in Puahalani, Kahana, where we have heard of continuous STR, despite the County imposed ban in 2022.

Thank you,

Wiebke Erickson Branch
Courtney Branch

Wiebke Branch
wiebke1953@gmail.com

Pukalani, Hawaii 96788

HLU Committee

From: GN Heck <gayeheck@gmail.com>
Sent: Friday, June 20, 2025 11:27 AM
To: Yukilei Sugimura
Cc: Alice L. Lee; Tasha A. Kama; Thomas M. Cook; Gabe Johnson; Tamara A. Paltin; Keani N. Rawlins; Shane M. Sinenci; Nohe M. Uu-Hodgins; HLU Committee
Subject: Requested Testimony given on 6/18/2025 at HLU Committee Meeting re Bill 9

Some people who received this message don't often get email from gayeheck@gmail.com. [Learn why this is important](#)

Dear Council Member Sugimura,

As you requested during the HLU Committee's hearing on Bill 9 that was held on June 18, 2025, I am submitting my oral testimony opposing Bill 9 and proposing a compromised solution to you. If you have any additional questions, please let me know.

"My name is Gaye Nell Heck, and I am an owner at Ka'anapali Royal, and I have been a part of the Maui community for over 22 years. We oppose the passage of Bill 9. These past few months, we have seen in our country what happens when a government uses a chainsaw and not a scalpel. Where people are divided—where they don't listen to each other. Maui has never been that place and never should be.

Everyone agrees that affordable housing is a problem that needs to be addressed; however, Bill 9 takes a chainsaw to the problem, not a scalpel for the sweeping Bill encompasses properties that were built as vacation resort rentals in resort areas and does not solve the affordable housing crisis.

The right of Ka'anapali Royal Owners to operate a resort vacation rental is not a right granted by county ordinance but is a property right that runs with the land, its deeds, covenants and restrictions. This is evidenced by the following documents agreed to in 1978: 1) the State of Hawaii issued a public *Preliminary Condominium Report on Ka'anapali Royal* (Registration No. 1066) (the "Report") wherein **the State of Hawaii granted rights to Ka'anapali Royal, including that the intended purpose and building use of Ka'anapali Royal Apartments "shall be occupied and used only as permanent or temporary residences or lodgings."** (Page 10, the Report); 2) the Deed from Amfac, Inc. to Ka'anapali Royal Associates, granting Ka'anapali Royal Owners the property right to operate resort vacation rentals. (See covenants, conditions and restrictions as set forth in the Deed from Amfac, Inc., a Hawaii corporation to Kaanapali Royal Associates, a Hawaii general partnership, dated December 1, 1978 filed as Document No. 911189); 3) the covenant to operate resort vacation rentals as referenced in all the deeds of former and current Ka'anapali Royal Owners; and 4) the Declaration of Horizontal Property Regime of Ka'anapali Royal and the Bylaws of the Ka'anapali Royal AOA and any amendments (Original recorded as April 12, 1979 as Document No. 932343 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii).

Ka'anapali Royal Owner's property right to operate a resort vacation rental is supported by Mr. Minatoya's legal opinion which recognized that rights to operate a resort vacation rental were "legal but non-conforming," meaning that they didn't require new zoning or a code provision to continue as vacation rentals and could not be taken away by government legislation because this property right

runs with the land and arises from the deeds, rights, covenances and restrictions as outlined in the documents mentioned above.

Mr. Minatoya's legal opinion is true today...the US Constitution still prohibits **taking away a private property right and giving it to another private property owner**—this is not permitted in our democracy. Mr. Minatoya and all the county counsel before him recognized this right regarding certain properties that were developed and built like Ka'anapali Royal in 1978 in accordance with Amfac's master plan for the development of the Ka'anapali Resort.

Ka'anapali Royal has always been a part of the master planned resort of the original Kaanapali Resort and always operating short term rentals since it was developed in 1978. We are located within the boundaries of the original resort on the 16th Fairway across the street from Whaler's Village. Ka'anapali Royal's AOA is required to pay money to the Ka'anapali Operator Resort ("KOA"), the KOA must approve all material changes to the property, and the KOA controls Ka'anapali Royal's water rights and use. The Maui County Code identifies Ka'anapali as a "planned resort destination area." MCC Sec. 2.80B.020. The Code further states that Ka'anapali is "intended as a major tourist destination area, consistent with general and community plans." *Id.* The community plan for West Maui has designated Ka'anapali as a place where visitor-oriented activities and lodging should be located. **Permitting Ka'anapali Royal to continue to offer short-term vacation rentals is consistent with Ka'anapali as a place where visitors come to stay, visit, eat and play.**

In conclusion, I **propose the following compromise: an Amendment to Bill 9: in the words of a supporter of Bill 9 from the ecomments: "allow STRS to remain in the resort areas where they was always meant to be."** Review each condo listed on the Minatoya list, allowing each condo located in resort areas to operate as a vacation resort rental. Create Vacation Destination Areas, similar to Kauai, where all properties located within a vacation resort area, regardless of the zoning of the property, are allowed to rent as a STR. At a minimum, this Committee should review all 13000 STRS in the county of Maui and revoke all STR permits that are not within a resort area, enforce illegal STRs that are operating on Maui, as well as revoke STR permits in residential zoned areas. Wield a scalpel and not a chainsaw. By doing so, Maui will be balancing the needs for tourists and the needs for its residents."

Mahalo,

Gaye Nell Heck

HLU Committee

From: Keahi Ho <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 11:32 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Over the last 25 years I have witnessed both the positive and negative impacts of STR's and it has become abundantly clear that the negative impacts far outweigh the benefits. I've also witnessed this recognition in my travels over recent years from BoraBora to Rome. The world is recognizing the negative impacts of STR's and is starting to take action.

It's time that Maui County takes action too.

Mahalo for your service.

Keahi Ho

Keahi Ho

hokeahi@gmail.com

432 Ilikahi st

Iahaina, Hawaii 96761



June 20, 2025

The Honorable Tasha Kama, Chair
Maui County Council – Housing and Land Use Committee
200 S. High Street
Wailuku, HI 96793

RE: Support for the Intent of Bill 9, suggesting amicable amendments

Aloha Chair Kama and Members of the Housing and Land Use Committee,

Mahalo for the opportunity to provide testimony regarding Bill 9, which proposes to phase out short-term rentals in an effort to increase the availability of long-term housing in our communities.

My name is Jerry Gibson, and I am the President of the Hawaii Hotel Alliance (HHA) and I am joined in providing this testimony by Kekoa McClellan, spokesperson for the American Hotel & Lodging Association (AHLA). The Hawaii Hotel Alliance is the state's largest hotel association, with members throughout Hawaii, including the majority of Maui's hotel units. Since our genesis, we have been steadfast in our commitment to reining in the impacts of short-term rentals throughout Hawaii and have worked in tandem with AHLA in these efforts. We continue to fight tirelessly for housing for our member employees and for equity in the tourism space, where the proliferation of short-term rentals has regrettably damaged the visitor industry by eroding the fabric of our communities and exploiting our islands.

We write today in strong support of the fundamental intent of Bill 9—to restore housing opportunities for local families, working residents, and future generations who seek to live and thrive in Maui County. The housing crisis we face on Maui is profound and undeniably real, and the urgency to act cannot be overstated. Converting existing units from short-term to long-term use is indeed a meaningful and necessary strategy to alleviate this crisis. The role that unregulated short-term rentals have played in depleting housing stock for Maui's people is a significant factor in our current housing emergency.

At the same time, we respectfully request that the Committee consider the following nuanced perspectives and suggestions to ensure that this policy is both effective and equitable, avoiding unintended consequences:

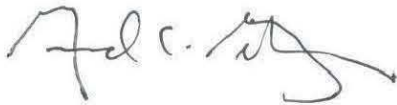
While Bill 9 is well-intended, we must acknowledge that some of the properties on the "Minatoya List" were purpose-built as resort units, designed specifically for visitor accommodation rather than for residential housing. For these specific properties, we respectfully suggest that the

County implement a fair and transparent process to enable them to be rezoned into the appropriate property zoning category that reflects their original, purpose-built resort designation. This distinction is crucial, as it differentiates between units constructed for housing that were subsequently converted to short-term rentals, and those that were always intended as resort accommodations. We believe that pulling back units on the Minatoya list that were truly intended for housing is an important and necessary start.

However, Maui's housing crisis extends far beyond the Minatoya list. There remain many thousands of short-term rentals operating outside of the Minatoya list and without any legal permission to do so. We wish to underscore the critical need for continued and significantly enhanced enforcement by the County of our already robust rules on illegal short-term rentals. To this end, we strongly urge the County to solicit the assistance of third-party enforcement and fine collection vendors who possess the advanced technology and specialized expertise required to effectively assist the County in enforcing these regulations.

We appreciate your leadership and unwavering commitment to addressing housing justice for this amazing place we are so fortunate to call home.

Mahalo nui loa,



Jerry Gibson
President
Hawai'i Hotel Alliance



Kekoa McClellan
Representative
American Hotel and Lodging Association

HLU Committee

From: Mary A Drayer <mdrayerhome@msn.com>
Sent: Friday, June 20, 2025 12:45 PM
To: HLU Committee; Maui_County Council_mailbox; County Clerk
Cc: Mary A Drayer; Tamara A. Paltin; Thomas M. Cook; Tasha A. Kama; Keani N. Rawlins; Alice L. Lee
Subject: Zoning specific testimony on Bill 9

Some people who received this message don't often get email from mdrayerhome@msn.com. [Learn why this is important](#)

Aloha kākou,

After listening to 2 days of testimony, I am submitting additional testimony in support of Bill 9.

I will emphasize the fact that the Zoning for all the Minatoya list properties is NOT for STR/STVR use. The exemption is just that - an exemption. The Zoning designation was not changed. Revert these properties to their original and intended use. In the past 24 years many properties have been zoned for STVR/STR use, and so the need for the exemption, i.e. lack of availability, is no longer a valid reason

As for the owners of the STVR's they are certainly welcome to purchase a unit in any one of appropriately zoned properties. As for their unit in the current exemption property, they can live in it, rent it out long term, sell it, or let it sit unoccupied. It is not the county's responsibility to ensure they can rent it to 'pay the mortgage' - 'have retirement income' etc.

Respectfully,
Mary Drayer
557 Imi Dr
Wailuku, Hi 96793

HLU Committee

From: Wendi Goodwin <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 1:57 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Wendi Goodwin
angelwinghugs@gmail.com
17 Jillian lane, 532
Lahaina, Hawaii 96761

HLU Committee

From: Lynzee Borchers <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 2:32 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

My name is Lynzee Borchers, and I am submitting this testimony in STRONG SUPPORT of Bill 9 (2024), which proposes the phase-out of short-term rental permits in apartment-zoned areas. This bill is an important first step in restoring housing for local residents, addressing long-standing inequities, and rebalancing Maui's economy in favor of our community, rather than unchecked tourism interests.

I was born and raised in upcountry Maui and am currently in my second year of undergrad at the University of San Francisco. As someone who loves my home on Maui and plans to return after school to give back to the community, I want to have some hope of being able to live here in the future. Currently, the housing market is bleak, leaving little hope for me and many other residents to find suitable housing. I strongly support this bill, not only for the increase in housing for the Maui community, but also as a step away from being overly dependent on the destructive tourism industry. Our community is being priced out and displaced, while investors continue to profit from housing that could—and should—be homes for residents. It is time for us to prioritize our community, people over profit, because it is the local people who make Maui what it is.

I urge you all to support this bill and stand with the people of Maui

Mahalo nui

Lynzee Borchers
borcherslynzee@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: County Clerk
Sent: Friday, June 20, 2025 2:36 PM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Lynzee Borchers <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 2:32 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

My name is Lynzee Borchers, and I am submitting this testimony in STRONG SUPPORT of Bill 9 (2024), which proposes the phase-out of short-term rental permits in apartment-zoned areas. This bill is an important first step in restoring housing for local residents, addressing long-standing inequities, and rebalancing Maui's economy in favor of our community, rather than unchecked tourism interests.

I was born and raised in upcountry Maui and am currently in my second year of undergrad at the University of San Francisco. As someone who loves my home on Maui and plans to return after school to give back to the community, I want to have some hope of being able to live here in the future. Currently, the housing market is bleak, leaving little hope for me and many other residents to find suitable housing. I strongly support this bill, not only for the increase in housing for the Maui community, but also as a step away from being overly dependent on the destructive tourism industry. Our community is being priced out and displaced, while investors continue to profit from housing that could—and should—be homes for residents. It is time for us to prioritize our community, people over profit, because it is the local people who make Maui what it is.

I urge you all to support this bill and stand with the people of Maui

Mahalo nui

Lynzee Borchers

borcherslynzee@gmail.com

Makawao, Hawaii 96768

HLU Committee

From: Mikey montoya <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 2:56 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Maui needs houses, have enough hotels for visitors. Mahalo. Mikey M

Mikey montoya
mikeym.girl@hotmail.com
104 IKAIIKA PL
Lahaina, Hawaii 96761

HLU Committee

From: County Clerk
Sent: Friday, June 20, 2025 2:57 PM
To: HLU Committee
Subject: FW: Support for Bill 9 to Phase Out the Minatoya List!

From: Mikey montoya <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 2:56 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Maui County Clerk,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares. Maui needs houses, have enough hotels for visitors. Mahalo. Mikey M

Mikey montoya

mikeym.girl@hotmail.com

104 IKAIKA PL

Lahaina, Hawaii 96761

HLU Committee

From: Nicola Dourambeis <ndoura@gmail.com>
Sent: Friday, June 20, 2025 3:10 PM
To: Alice L. Lee
Cc: HLU Committee
Subject: Hotel zoning unintended consequences

Some people who received this message don't often get email from ndoura@gmail.com. [Learn why this is important](#)

Aloha Chairperson Lee,

I recognize that you are listening to a lot of testimony, but I want to draw your attention to some significant potential unintended consequences of changing zoning to Hotel. I spoke about this during my testimony on Wednesday, but unfortunately, you had left the room.

When Mayor Bissen suggests that condos should simply rezone to Hotel, it sounds easy and straightforward. It is not. We've met with experts, and this process can take 3–5 years and cost over half a million dollars in fees. According to the Real Property Tax Division, rezoning would not impact property taxes for condos.

However, what hasn't yet been openly discussed are the broader consequences.

I serve on the Board of Kaanapali Royal — a complex within the Kaanapali Beach Resort, governed by the Kaanapali Operator's Association. Last year, I reached out to Wayne Hedani, who was then the president and has since retired. He responded with wisdom drawn from ten years on the planning committee.

He said (and I am quoting with permission):

"The Mayor's suggestion to change zoning from Apartment to Hotel is unreasonable and incorrect. Maui has built out all existing hotel-zoned lands except for our driving range clubhouse lot to my knowledge (Lot 40, which is HM 2-story zoned). Changing zoning to hotel can mean an **increase in density to hotel densities**, which range from two stories to 12 stories, and will **increase overtourism in my opinion**.

It is not a good solution to a problem which should not exist. It will exacerbate conflict between antitourism factions and business. It moves in the wrong direction of controlled growth.

Hard cases make for bad laws. This is the case with the Mayor's recommendation. It is unreasonable and not well-planned. By the Mayor's thinking, changing all resort areas to hotel zoning would mean converting all of the golf course — which is apartment-zoned — to hotel zoning instead of leaving it as open space. This is not a good thing unless you own the golf course. It is not a good thing for Kaanapali Royal and not a good thing for Kaanapali Beach Resort as a whole. It is unbalanced and poor planning."

I want to illustrate the risk with a real example. Directly beside our property, there used to be several rundown old buildings and a large parking lot. Over the years, attempts were made to commercialize it, but none succeeded. Currently, that land is housing Sacred Hearts School's temporary classrooms, which were lost in the fires. The school will remain there until it has a permanent campus — likely years away.

During that time, if this area were rezoned to Hotel, it would undoubtedly open the door to far denser development.

I'm happy to provide more detail should it be required and appreciate all of your diligence and efforts to find a path forward.

Mahalo

Nicola Dourambeis

HLU Committee

From: Joan Morris <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 3:12 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

Joan Morris
napilijoani03@gmail.com
86hui rd f
Lahaina , Hawaii 96761

HLU Committee

From: County Clerk
Sent: Friday, June 20, 2025 4:13 PM
To: HLU Committee
Subject: FW: Housing Testimony
Attachments: Housing_Testimony_Chevylee_Mahoe.docx

From: Chevylee Mahoe <mahoechevylee1961@gmail.com>
Sent: Friday, June 20, 2025 4:05 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Housing Testimony

You don't often get email from mahoechevylee1961@gmail.com. [Learn why this is important](#)

Aloha Maui County Counsel Members,
I'm hoping this is where I'm supposed to send my testimony.
If can help me to direct this to the correct department.

Mahalo,

Chevylee K. Mahoe
808-757-4050

Chevylee Mahoe

P.O. Box 2914

Wailuku, HI 96793

To: Maui County Council Members

Date: June 20, 2025

Subject: Housing Testimony

Dear Maui County Council Members,

My name is Chevylee Mahoe, and I am writing to share my ongoing struggles with housing here in Hawaii. Since becoming an adult and securing a home on my own, housing has consistently been a major challenge.

For ten years, I relied on a Section 8 housing voucher to provide stability for my family. As my income increased, I was no longer eligible for that support, and I lost the voucher. Since then, as a single mother of two, I have faced unmanageable rent costs. At one point, I was paying \$2,400 per month for a two-bedroom apartment on Maui—just to avoid homelessness.

When my daughter turned 18 and we attempted to live independently, I could no longer afford the rent. Thankfully, my church provided temporary housing, where we've been for the past two years.

Recently, I was approved for Section 8 again, but that program also presents challenges. Income restrictions limit the hours I and my son can work. If we earn too much, we risk losing assistance, even if we remain far from self-sufficient. This creates a cycle that traps families: we cannot work extra hours, save money, or build a stable future.

I believe the Section 8 program needs restructuring so families like mine aren't penalized for working or earning a bit more. Qualifying families should be supported—not pushed back into poverty—when they pursue a better life. Currently, there simply aren't enough housing options in Hawaii that are affordable for low- or moderate-income families. Homelessness is increasing because of it.

Without the temporary housing I've received, I would also be homeless. I work hard, and my son—who just graduated high school and joined the workforce—works hard too. However, our combined income may still disqualify us from assistance before we can get ahead.

As a proud woman from Hawaii, it pains me to see how difficult it is to stay here. My family and I aren't asking for a handout—we just want a fair chance to achieve a better future. Any support, advocacy, or policy changes to help families like ours would make a meaningful difference.

Thank you very much for your time, attention, and consideration.

Sincerely,
Chevylee Mahoe

HLU Committee

From: Maui_County Council_mailbox
Sent: Friday, June 20, 2025 4:22 PM
To: HLU Committee
Cc: Mandy Trella
Subject: FW: Mandy Trella Testimony + Monthly AOA Dues Spreadsheet
Attachments: Mandy Trella Bill 9 Support Testimony 6.18.25.docx; Active LTR_STR under \$600k as of 6.20.25.xls

Aloha HLU Committee,

Forwarding from the county.council@mauicounty.us inbox.

Mahalo.

From: Mandy Trella <mandy@mandytrella.com>
Sent: Friday, June 20, 2025 4:01 PM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Cc: Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@mauicounty.us>
Subject: Mandy Trella Testimony + Monthly AOA Dues Spreadsheet

Some people who received this message don't often get email from mandy@mandytrella.com. [Learn why this is important](#)

Aloha Council Members,

Following up on my testimony from June 18, 2025, you requested a written copy of my remarks, specifically concerning the AOA monthly dues I referenced. Please find the attached written testimony for your review.

In addition, I've prepared and attached a spreadsheet detailing all active condominium units for sale on Maui under \$600,000. This spreadsheet is categorized into short-term rental allowed and long-term only units. It includes comprehensive statistics such as unit details, monthly dues, district, complex year built, and amenities. Please note that some of these units are leasehold properties as reflected in their list price.

While not part of my verbal testimony, I want to address the Council's inquiries regarding individual insurance costs from the testifiers. Based on my observations, the average individual condo owner's insurance, which covers only the unit's interior contents, is approximately \$1,000 per year.

The significant driver behind the drastic increase in monthly maintenance fees has been the Master Insurance Policy for the entire complex. Post-fire, many complexes discovered their master policies were insufficient to cover a complete loss. This inadequacy led to immediate insurance costs increasing which resulted in the doubling of monthly fees, the issuance of special assessments, and challenges with lenders providing loans for certain complexes.

I trust this information will be helpful to your discussions. Please don't hesitate to let me know if you require any further details.

Thank you for your diligence and thoughtful consideration of Bill 9.

Sincerely,
Mandy Trella
808.476.9966

Subject: Strong Support for Bill 9 - A Step Towards a Sustainable Future for Maui

Aloha Chair and Councilmembers,

My name is Mandy Trella, and I'm here to voice my unwavering support for Bill 9. As a real estate professional, I understand this position may not be popular with my peers or clients and will negatively impact my business. However, my commitment to Maui's future far outweighs my personal cost.

I'm in a unique position, having had a front-row seat to Maui's affordable housing struggles my entire life, you heard from my dad, Stan Franco, earlier today. Additionally, my mom worked for HUD. Growing up between Kihei and Lahaina over the past four decades, I've witnessed firsthand the profound transformation tourism and outside real estate investments have had on our island.

Our neighborhoods have lost their sense of community, and our precious resources are consistently sold to the highest bidder. Every one of my childhood friends has left Maui, and all of my high school friends who remained in Lahaina lost their homes. Only three family members of my generation, including myself, have been able to purchase a home on Maui. These purchases happened before housing prices drastically increased, none of us could afford a home at today's prices. All other family members that currently reside on Maui live in their childhood homes.

Opponents of Bill 9 often claim that locals don't desire this type of housing and that the solution lies solely in new construction. Yet, proposed "affordable" workforce housing developments almost exclusively consist of rental apartments. Developers argue they cannot afford to build single-family homes at below-market rates.

Opponents of Bill 9 frequently cite high monthly HOA dues and special assessments as reasons why converting STRs to long-term use is financially prohibitive. However, it's crucial to understand that these high costs are not exclusive to STR properties, but exist for all condos across Maui. Here is a snapshot of HOA monthly dues for the cheapest long-term two-bedroom units actively for sale:

- Harbor Lights: \$1,031
- Kahului Ikena: \$1,555
- Kihei Shores: \$961
- Maui Lani Terraces: \$1,158

These issues highlight that Bill 9 is not a standalone solution but a crucial piece of a larger puzzle. Additional, concerted efforts will be essential to truly make Maui affordable for our local people once again.

I recognize the immense difficulty of this decision and do not envy your position. This isn't just about affordable housing; it's about preserving the very soul of our island. I urge you to be strong for Maui, to be Lahaina Strong.

Thank you for your consideration,

Mandy

LONG-TERM ONLY

Status	Bldg Nm	Unit	L Price	Mo.MntFee	Bds	Bths	Liv-SF	Cov Lanal/		Special Assessment	Spec Amt	List Date	MLS #	Original Price	District	Zip	TMK	Days On Market	Year Built	Land SQFT
								Deck	SQFT											
ACTIVE	Harbor Lights	C308	\$165,000	\$868.00	1	1	610			Yes	\$168	3/28/2025	405431	\$185,000	Kahului	96732	2.37002E+12	84	1974	327136
ACTIVE	Harbor Lights	C203	\$199,000	\$862.28	2	1.5	787					3/13/2025	405258	\$224,000	Kahului	96732	2.37002E+12	99	1974	327136
ACTIVE	Harbor Lights	A407	\$199,000	\$1,031.34	2	1.5	787					4/13/2025	405610	\$215,000	Kahului	96732	2.37002E+12	68	1974	327136
ACTIVE	West Maui Trades	G302	\$199,000	\$1,075.00	2	1	658					6/11/2025	406228	\$199,000	Napili/Kahana/Honokowai	96761	2.44001E+12	9	1978	75794
ACTIVE	Honokowai East	302	\$225,000	\$977.18	0	1	420					6/20/2025	406302	\$225,000	Napili/Kahana/Honokowai	96761	2.44001E+12	0	1973	65340
ACTIVE	Honokowai East	308	\$239,900	\$977.18	0	1	420			No		2/7/2025	404906	\$249,900	Napili/Kahana/Honokowai	96761	2.44001E+12	133	1973	65340
ACTIVE	Harbor Lights	D306	\$240,000	\$895.00	2	1.5	787					5/29/2025	406108	\$240,000	Kahului	96732	2.37002E+12	22	1974	327136
ACTIVE	West Maui Trades	A306	\$245,000	\$1,080.00	2	1	658			No		3/28/2025	405421	\$245,000	Napili/Kahana/Honokowai	96761	2.44001E+12	84	1978	75794
ACTIVE	Harbor Lights	C401	\$250,000	\$836.02	2	1	787			Yes	\$169	8/4/2024	403096	\$250,000	Kahului	96732	2.37002E+12	320	1974	327136
ACTIVE	West Maui Trades	A301	\$269,000	\$1,074.40	2	1	658					6/19/2025	406293	\$269,000	Napili/Kahana/Honokowai	96761	2.44001E+12	1	1978	75794
ACTIVE	Harbor Lights	D-321	\$275,000	\$862.28	2	1.5	787			Yes	\$169	5/21/2025	406032	\$275,000	Kahului	96732	2.37002E+12	30	1974	327136
ACTIVE	West Maui Trades	F303	\$279,000	\$1,074.40	2	1	658					12/14/2024	404341	\$295,000	Napili/Kahana/Honokowai	96761	2.44001E+12	188	1978	75794
ACTIVE	Harbor Lights	D117	\$280,000	\$1,031.00	2	1.5	787					4/21/2025	405696	\$280,000	Kahului	96732	2.37002E+12	60	1974	327136
ACTIVE	Harbor Lights	D225	\$285,000	\$1,005.34	2	1.5	787					10/29/2024	403868	\$320,000	Kahului	96732	2.37002E+12	234	1974	327136
ACTIVE	Harbor Lights	A203	\$285,000	\$1,031.34	2	1.5	784					4/11/2025	405607	\$290,000	Kahului	96732	2.37002E+12	70	1974	327136
ACTIVE	Harbor Lights	A220	\$289,000	\$862.28	2	1.5	787			Yes	\$169	3/13/2025	405250	\$299,000	Kahului	96732	2.37002E+12	99	1974	327136
ACTIVE	Maui Lani Terraces	A107	\$289,000	\$621.08	0	1	357					4/14/2025	405616	\$289,000	Napili/Kahana/Honokowai	96761	2.43006E+12	67	1990	179467
ACTIVE	Harbor Lights	D402	\$295,000	\$862.28	2	1.5	787			Yes	\$169	5/1/2025	405821	\$315,000	Kahului	96732	2.37002E+12	50	1974	327136
ACTIVE	Harbor Lights	A426	\$298,000	\$862.28	1	1.5	787					5/8/2025	405901	\$298,000	Kahului	96732	2.37002E+12	43	1974	327136
ACTIVE	Maui Lani Terraces	B304	\$299,000	\$621.08	0	1	357	80				7/11/2024	402853	\$369,000	Napili/Kahana/Honokowai	96761	2.43006E+12	344	1989	179467
ACTIVE	Maui Lani Terraces	G-108	\$299,000	\$619.08	0	1	357	80		No		7/11/2024	402869	\$350,000	Napili/Kahana/Honokowai	96761	2.43006E+12	344	1990	179467
ACTIVE	West Maui Trades	F103	\$299,000	\$1,075.00	2	1	659					3/2/2025	405132	\$339,000	Napili/Kahana/Honokowai	96761	2.44001E+12	110	1978	75794
ACTIVE	Honokowai East	111	\$299,000	\$1,428.41	2	1	793			No		5/12/2025	405935	\$299,000	Napili/Kahana/Honokowai	96761	2.44001E+12	39	1973	65340
ACTIVE	Maalaea Yacht Marina	212	\$299,999	\$788.82	1	1	767	107		Yes		5/12/2025	405939	\$299,999	Maalaea	96793	2.38014E+12	39	1979	55321
ACTIVE	Maalaea Yacht Marina	312	\$300,000	\$788.82	1	1	767	107		Yes		3/28/2025	405419	\$300,000	Maalaea	96793	2.38014E+12	84	1979	55321
ACTIVE	Puuone Hale Alii	203	\$310,000	\$705.00	1	1	552					4/7/2025	405546	\$320,000	Wailuku	96793	2.38037E+12	74	1970	25265
ACTIVE	Honokowai East	306	\$315,000	\$977.18	0	1	420					5/15/2025	405976	\$315,000	Napili/Kahana/Honokowai	96761	2.44001E+12	36	1973	65340
ACTIVE	Harbor Lights	B201	\$320,000	\$862.28	2	1.5	787					4/1/2025	405479	\$320,000	Kahului	96732	2.37002E+12	80	1974	327136
ACTIVE	Maui Lani Terraces	G309	\$324,000	\$403.00	0	1	357	80		No		4/24/2025	405745	\$324,000	Napili/Kahana/Honokowai	96761	2.43006E+12	57	1990	179467
ACTIVE	Puuone Terrace	416	\$325,000	\$600.00	1	1	586			No		12/20/2024	404415	\$355,000	Wailuku	96793	2.38037E+12	182	1975	46174
ACTIVE	Maalaea Yacht Marina	202	\$325,000	\$625.00	1	1	586					3/26/2025	405398	\$365,000	Maalaea	96793	2.38014E+12	86	1979	55321
ACTIVE	Harbor Lights	A310	\$340,000	\$862.00	2	1.5	787			Yes	\$3,657	4/14/2025	405655	\$350,000	Kahului	96732	2.37002E+12	67	1974	327136
ACTIVE	Puuone Terrace	211	\$340,000	\$600.00	1	1	586					2/14/2024	401189	\$360,000	Wailuku	96793	2.38037E+12	492	1975	46174
ACTIVE	Puuone Gardens	23	\$345,000	\$538.41	1	1	528			No		6/18/2025	406268	\$345,000	Wailuku	96793	2.38037E+12	2	1965	41382
ACTIVE	Iao Parkside I	17-206	\$349,000	\$519.16	1	1	543	40				2/20/2025	405022	\$435,000	Wailuku	96793-1500	2.3403E+12	120	1993	396396
ACTIVE	Maalaea Yacht Marina	201	\$349,000	\$625.00	1	1	585			No		7/3/2024	402793	\$429,000	Maalaea	96793	2.38014E+12	352	1979	55321
ACTIVE	Harbor Lights	B415	\$360,000	\$786.05	2	1.5	787			Yes	\$246	3/5/2025	405169	\$375,000	Kahului	96732	2.37002E+12	107	1974	327136
ACTIVE	Iao Gardens	212	\$395,000	\$536.50	1	1	511	55		Yes		1/14/2025	404631	\$429,900	Wailuku	96793	2.34016E+12	157	1978	35284
ACTIVE	Iao Parkside IV-C	44-101	\$399,000	\$519.16	1	1	519	149				6/12/2025	406235	\$399,000	Wailuku	96793	2.3403E+12	8	1997	396396
ACTIVE	Puuone Towers and Plaza	315	\$400,000	\$719.92	2	1.5	757	49				11/22/2024	404099	\$469,000	Wailuku	96793	2.38037E+12	210	1975	130680
ACTIVE	Puuone Towers and Plaza	416	\$419,500	\$719.92	2	1.5	757	49		No		3/24/2025	405368	\$425,000	Wailuku	96793	2.38037E+12	88	1975	130680
ACTIVE	Maui Gardens	G202	\$425,000	\$779.72	1	1	669					5/5/2025	405857	\$465,000	Kihei	96753	2.39009E+12	46	1990	159430
ACTIVE	Kahului Ikena	331	\$425,000	\$1,202.00	1	1	589	71				3/14/2025	405268	\$500,000	Kahului	96732	2.38046E+12	98	1994	187744
ACTIVE	Kihei Shores	C004	\$445,000	\$961.16	2	2	698	53		No		6/7/2025	406196	\$445,000	Kihei	96753	2.39004E+12	13	1992	301871
ACTIVE	Iao Parkside I	15205	\$450,000	\$596.37	2	1	657					4/25/2025	405752	\$499,000	Wailuku	96793	2.3403E+12	56	1993	396396
ACTIVE	Maui Lani Terraces	F-303	\$450,000	\$1,158.16	2	1	705	80		No		6/19/2025	406280	\$450,000	Napili/Kahana/Honokowai	96761	2.43006E+12	1	1990	179467
ACTIVE	Kihei Villages IV	11-202	\$460,000	\$826.44	2	1.5	750					4/17/2025	405672	\$490,000	Kihei	96753	2.38077E+12	64	1990	123275
ACTIVE	Maui Gardens	A203	\$477,000	\$781.72	1	1	560	109				5/5/2025	405856	\$477,000	Kihei	96753	2.39009E+12	46	1990	159430
ACTIVE	The Breakers	E41	\$479,000	\$848.19	0	1	436			No		11/20/2024	404072	\$490,000	Napili/Kahana/Honokowai	96761	2.43006E+12	212	2008	132858
ACTIVE	Kihei Villages III	31-202	\$489,000	\$826.00	2	1.5	750					4/10/2025	405598	\$489,000	Kihei	96753	2.38077E+12	71	1990	119354
ACTIVE	Kihei Shores	C003	\$495,000	\$961.16	2	2	698					10/10/2024	403693	\$555,000	Kihei	96753	2.39004E+12	253	1992	301871
ACTIVE	Maalaea Mermald	201	\$495,000	\$831.00	1	1	700					2/3/2025	404860	\$635,000	Maalaea	96793	2.38014E+12	137	1980	30928
ACTIVE	Maui Lani Terraces	F203	\$499,000	\$1,158.16	2	1	705					9/16/2024	403476	\$576,000	Napili/Kahana/Honokowai	96761	2.43006E+12	277	1990	179467
ACTIVE	Iao Gardens	307	\$499,000	\$853.00	2	2	839	50				4/21/2025	405703	\$539,000	Wailuku	96793	2.34016E+12	60	1978	35284

ACTIVE	Keonekai Villages	13-208	\$499,999	\$641.00	2	1	625	No		5/21/2025	406050	\$499,999	Kihei	96753	2.39004E+12	30	1992	673002
ACTIVE	Southpointe at Waialoa	29104	\$500,000	\$646.64	2	1.5	750			2/26/2025	405088	\$599,000	Kihei	96753	2.39001E+12	114	1992	292288
ACTIVE	Keonekai Villages	12-106	\$510,000	\$641.00	2	1	625	Yes	\$2,403	12/16/2024	404356	\$560,000	Kihei	96753-7132	2.39004E+12	186	1992	673002
ACTIVE	Iao Gardens	105	\$515,000	\$853.00	2	2	839	50		2/18/2025	405003	\$545,000	Wailuku	96793	2.34016E+12	122	1978	35284
ACTIVE	Kahului Ikena	337	\$523,000	\$1,524.65	2	2	749	106	Yes	4/10/2025	405576	\$575,000	Kahului	96732	2.38046E+12	71	1994	213444
ACTIVE	Kahului Ikena	532	\$525,000	\$1,571.00	2	2	772			1/17/2025	404681	\$610,000	Kahului	96732	2.38046E+12	154	1994	213444
ACTIVE	Iao Parkside I	6-102	\$528,000	\$760.00	2	2	830	148	No	6/1/2025	406134	\$528,000	Wailuku	96793	2.3403E+12	19	1993	396396
ACTIVE	Wailuku Townhouses	704	\$530,000	\$433.83	1	1	590			6/19/2025	406281	\$530,000	Wailuku	96799	2.34013E+12	1	1968	23527
ACTIVE	Keonekai Villages	18-202	\$530,000	\$845.00	2	1.5	750	75	No	4/2/2025	405486	\$579,000	Kihei	96753	2.39004E+12	79	1992	673002
ACTIVE	Kihei Villages I	21-202	\$537,000	\$826.44	2	1.5	750			10/10/2024	403697	\$547,000	Kihei	96753	2.38077E+12	253	1988	1045440
ACTIVE	Keonekai Villages	7201	\$538,000	\$845.00	2	1.5	750	50	No	12/6/2024	404276	\$579,000	Kihei	96753	2.39004E+12	196	1992	673002
ACTIVE	Kamoa Views	106	\$539,000	\$566.00	1	1	593			2/10/2025	404929	\$539,000	Kihei	96753	2.39016E+12	130		35719
ACTIVE	Kamoa Views	206	\$545,000	\$604.30	1	1	593			6/9/2025	406211	\$545,000	Kihei	96753	2.39016E+12	11	1981	35719
ACTIVE	Maui Lani Terraces	B103	\$545,000	\$769.18	2	1	705	80	No	5/26/2025	406079	\$545,000	Napili/Kahana/Honokowai	96761	2.43006E+12	25	1990	179467
ACTIVE	Kihei Villages VI	43-202	\$548,000	\$826.44	2	1.5	750	70		4/24/2025	405742	\$598,000	Kihei	96753	2.38077E+12	57	1991	127631
ACTIVE	Keonekai Villages	20-201	\$549,000	\$845.00	2	1.5	750	75	Yes	8/5/2024	403093	\$650,000	Kihei	96753	2.39004E+12	319	1992	673002
ACTIVE	Kihei Shores	H208	\$549,000	\$1,031.48	2	2	733			2/4/2025	404872	\$590,000	Kihei	96753	2.39004E+12	136	1992	301871
ACTIVE	Haleakala Gardens	11B	\$549,000	\$801.00	2	2	883			5/21/2025	406025	\$549,000	Kihei	96753	2.39044E+12	30	1989	387248
ACTIVE	Hale Royale	A210	\$549,000	\$1,200.94	1	2	790	78		12/2/2024	404204	\$680,000	Napili/Kahana/Honokowai	96761	2.43006E+12	200	1980	183388
ACTIVE	Pohailani Maui	154	\$549,000	\$1,905.00	2	1	641	144		1/7/2025	404563	\$623,000	Napili/Kahana/Honokowai	96761	2.43005E+12	164	1979	350658
ACTIVE	Pohailani Maui	137	\$549,000	\$1,611.49	2	1	641	144	Yes	5/1/2025	405839	\$549,000	Napili/Kahana/Honokowai	96761	2.43005E+12	50	1979	350658
ACTIVE	Keonekai Villages	14-102	\$550,000	\$641.00	2	1	625		Yes	10/10/2024	403682	\$599,000	Kihei	96753	2.39004E+12	253	1992	500940
ACTIVE	Southpointe at Waialoa	11-204	\$550,000	\$568.39	2	2	750			10/16/2024	403741	\$665,000	Kihei	96753	2.39001E+12	247	1992	292288
ACTIVE	Southpointe at Waialoa	21-101	\$550,000	\$646.46	2	1.5	750			5/30/2025	406116	\$550,000	Kihei	96753	2.39001E+12	21	1992	292288
ACTIVE	Keonekai Villages	11-201	\$559,900	\$845.00	2	1.5	750	75		5/23/2025	406053	\$559,900	Kihei	96753	2.39004E+12	28	1992	673002
ACTIVE	Kihei Villages VI	49-103	\$560,000	\$827.00	2	1.5	750			2/23/2025	405052	\$610,000	Kihei	96753	2.38077E+12	117	1991	127631
ACTIVE	Kanoe Apts	208	\$569,000	\$822.00	1	1	523	15	No	6/9/2025	406210	\$569,000	Kihei	96753	2.39017E+12	11	1981	23087
ACTIVE	Wailuku Townhouses	707	\$569,000	\$472.00	2	1	730			8/12/2024	403167	\$699,000	Wailuku	96793	2.34013E+12	312	1968	23958
ACTIVE	Hale Royale	A211	\$574,000	\$1,200.94	1	2	790	78	No	5/19/2025	406003	\$579,000	Napili/Kahana/Honokowai	96761	2.43006E+12	32	1980	216058
ACTIVE	Napili/Hau Villages I	7-204	\$575,000	\$917.00	2	1	646		No	7/18/2024	402930	\$699,000	Napili/Kahana/Honokowai	96761	2.43003E+12	337	1997	169448
ACTIVE	Mount Thomas	203	\$575,000	\$1,134.00	2	2	888			6/4/2025	406162	\$575,000	Wailuku	96793	2.38037E+12	16	1981	27443
ACTIVE	Waipuilani	205	\$575,000	\$793.64	1	1	520	160		5/28/2025	406097	\$598,888	Kihei	96753	2.39001E+12	23	1971	53143
ACTIVE	Keonekai Villages	9-102	\$578,800	\$845.00	2	1.5	750			12/20/2024	404425	\$728,800	Kihei	96753	2.39004E+12	182	1992	673002
ACTIVE	Keonekai Villages	27-201	\$580,000	\$847.00	2	2	756	71		8/27/2024	403299	\$600,000	Kihei	96753	2.39004E+12	297	1992	673002
ACTIVE	Iao Parkside III	30-102	\$580,000	\$717.00	2	2	807	68		6/16/2025	406257	\$580,000	Wailuku	96793	2.3403E+12	4	1994	396396
ACTIVE	Iao Gardens	305	\$585,000	\$853.00	2	2	839	61		2/14/2025	404977	\$610,000	Wailuku	96793	2.34016E+12	126	1978	35284
ACTIVE	Southpointe at Waialoa	22-105	\$588,000	\$646.64	2	1.5	750	70		6/20/2025	406301	\$588,000	Kihei	96753	2.39001E+12	0	1992	292288
ACTIVE	Kihei Villages I	39-103	\$589,000	\$827.00	2	1.5	750			6/13/2025	406238	\$589,000	Kihei	96753	2.38077E+12	7	1991	127631
ACTIVE	Kihei Villages I	9-103	\$589,000	\$826.44	2	1.5	750		No	6/20/2025	406303	\$589,000	Kihei	96753	2.38077E+12	0	1989	270072
ACTIVE	Pohailani Maui	125	\$589,989	\$1,905.00	2	1	641		Yes	4/15/2025	405644	\$589,989	Napili/Kahana/Honokowai	96761	2.43005E+12	66	1979	350658
ACTIVE	Kahului Ikena	416	\$590,000	\$999.06	2	2	749		Yes	2/26/2025	405095	\$590,000	Kahului	96732	2.38046E+12	114	1994	213444
ACTIVE	Hale Royale	A 110	\$595,000	\$1,200.94	1	2	790	78		2/24/2025	405054	\$695,000	Napili/Kahana/Honokowai	96761	2.43006E+12	116	1980	183388
ACTIVE	Kihei Villages VI	28-101	\$595,000	\$826.24	2	1.5	750			1/23/2025	404739	\$630,000	Kihei	96753	2.38077E+12	148	1991	110207
ACTIVE	Kamaole Sands	4-113	\$595,000	\$1,108.95	1	2	818	69	No	5/6/2025	405871	\$595,000	Kihei	96753	2.39004E+12	45	1983	653400
ACTIVE	Southpointe at Waialoa	28-105	\$595,000	\$646.46	2	1.5	750	70		5/13/2025	405964	\$595,000	Kihei	96753	2.39001E+12	38	1992	292288
ACTIVE	Kihei Villages II	57-101	\$599,000	\$826.44	2	1.5	750			1/2/2025	404508	\$662,500	Kihei	96753	2.38077E+12	169	1990	166835
ACTIVE	Flats at Kamalani	3901	\$599,000	\$943.68	3	2	1,022	40	No	2/12/2025	404952	\$699,000	Kihei	96753	2.38004E+12	128	2017	4109973
ACTIVE	Kihei Shores	E205	\$599,000	\$1,453.46	3	2	1,035			4/1/2025	405467	\$619,000	Kihei	96753	2.39004E+12	79	1991	301871
ACTIVE	Haleakala Gardens	9F	\$599,000	\$801.00	2	2	883			5/30/2025	406114	\$599,000	Kihei	96753	2.39044E+12	21	1989	387248
ACTIVE	Southpointe at Waialoa	24-202	\$599,000	\$646.64	2	1.5	750	70		6/10/2025	406220	\$599,000	Kihei	96753	2.39001E+12	10	1992	292288
ACTIVE	Kahului Ikena	213	\$599,000	\$1,200.48	3	2	900	97	Yes	4/25/2025	405749	\$599,000	Kahului	96732	2.38046E+12	56	1994	213444
ACTIVE	Kahului Ikena	514	\$599,000	\$1,200.48	3	2	900	97	Yes	5/17/2025	405997	\$675,000	Kahului	96732	2.38046E+12	34	1994	213444
ACTIVE	Kihei Villages II	55-106	\$599,500	\$826.44	2	1.5	750			1/20/2025	404710	\$599,500	Kihei	96753	2.38077E+12	151	1990	166835
ACTIVE	Maui Gardens	C-204	\$600,000	\$1,110.41	2	1.5	782	171	No	5/3/2025	405852	\$600,000	Kihei	96753	2.39009E+12	48	1990	159430

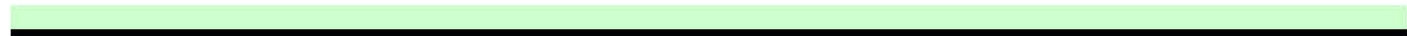
SHORT-TERM PERMITTED

Status	Bldg Nm	Unit	L Price	Mo.MntFee	Bds	Bths	Liv-SF	Cov Lanai/		Special Assessment	Spec Amt	List Date	MLS #	Original Price	District	Zip	TMK	Days On Market	Year Bult	Land SQFT
								Deck	SQFT											
ACTIVE	Maui Sands I	3F	\$179,000	\$1,647.39	1	1	562	96				8/22/2024	403249	\$250,000	Napili/Kahana/Honokowai	96761	2.44001E+12	302		119354
ACTIVE	Maui Sands I	3M	\$179,000	\$1,647.39	1	1	562	96				8/22/2024	403250	\$250,000	Napili/Kahana/Honokowai	96761	2.44001E+12	302		119354
ACTIVE	Hale Mahialani	4	\$239,000	\$337.00	1	1	588			No		3/5/2025	405166	\$289,000	Kihei	96753	2.39005E+12	107	1976	21780
ACTIVE	Maui Sands I	6G	\$249,000	\$1,647.39	2	1	888					8/22/2024	403251	\$375,000	Napili/Kahana/Honokowai	96761	2.44001E+12	302		119354
ACTIVE	Kaanapali Shores	434	\$299,000	\$1,352.00	0	1	507	93				1/13/2025	404615	\$449,000	Kaanapali	96761	2.44001E+12	158	1980	439956
ACTIVE	Maui Sands I	6C	\$299,000	\$1,647.39	2	1	888	128		No		9/1/2024	403345	\$399,000	Napili/Kahana/Honokowai	96761	2.44001E+12	292	1966	119354
ACTIVE	Napili Ridge	16	\$299,000	\$607.64	0	1	380			No		2/4/2025	404868	\$329,000	Napili/Kahana/Honokowai	96761	2.43016E+12	136	1972	159430
ACTIVE	Maui Sands I	3G	\$310,000	\$1,692.83	1	1	562	96				8/20/2024	403229	\$310,000	Napili/Kahana/Honokowai	96761	2.44001E+12	304	1966	119354
ACTIVE	Maui Sands Seaside	720	\$329,000	\$1,200.70	1	1	638	102				5/16/2025	405995	\$329,000	Napili/Kahana/Honokowai	96761	2.44001E+12	35	1969	19602
ACTIVE	Kaanapali Shores	149	\$350,000	\$1,893.00	1	1	717	123				2/7/2025	404905	\$350,000	Kaanapali	96761	2.44001E+12	133	1980	439956
ACTIVE	Hale Mahina	B205	\$395,000	\$1,237.92	1	1	799	137		Yes	\$211	6/7/2025	406199	\$395,000	Napili/Kahana/Honokowai	96761	2.43006E+12	13	1981	76666
ACTIVE	Paki Maui I II	320	\$408,700	\$1,384.28	1	1	506	69				3/17/2025	405302	\$458,700	Napili/Kahana/Honokowai	96761	2.44001E+12	95	1975	534917
ACTIVE	Hono Kai	B10	\$410,000	\$1,468.00	1	1	555	65		No		3/27/2025	405406	\$455,000	Maalea	96793	2.38014E+12	85	1972	43996
ACTIVE	Lahaina Shores	220	\$410,000	\$1,452.05	0	1	483					5/11/2025	405931	\$410,000	Lahaina	96761	2.46002E+12	40	1974	144184
ACTIVE	Paki Maui I II	317	\$413,000	\$1,384.28	1	1	506	69				10/20/2024	403783	\$495,000	Napili/Kahana/Honokowai	96761	2.44001E+12	243	1975	534917
ACTIVE	Lahaina Shores	308	\$420,000	\$1,425.05	0	1	483	70				5/23/2025	406060	\$420,000	Lahaina	96761	2.46002E+12	28	1974	144184
ACTIVE	Kealia	607	\$420,000	\$1,042.73	1	1	556	65				3/16/2025	405309	\$455,000	Kihei	96753	2.38013E+12	96	1975	33977
ACTIVE	Kihei Bay Surf	D144	\$425,000	\$1,010.25	0	1	445	78		No		11/1/2024	403878	\$450,000	Kihei	96753	2.39001E+12	231	1979	123710
ACTIVE	Hono Kai	A16	\$425,000	\$1,468.00	1	1	555	65				10/11/2024	403718	\$525,000	Maalea	96793	2.38014E+12	252	1972	43996
ACTIVE	Kalama Terrace	L-204	\$435,000	\$1,158.82	1	1	535	71		No		9/23/2024	403517	\$565,000	Kihei	96753	2.39016E+12	270	1972	63162
ACTIVE	Maui Sands Seaside	709	\$435,000	\$1,200.70	1	1	602					4/21/2025	405698	\$435,000	Napili/Kahana/Honokowai	96761	2.44001E+12	60	1969	19602
ACTIVE	Hono Kai	A10	\$449,000	\$1,462.18	1	1	555					7/5/2024	402800	\$539,000	Maalea	96793	2.38014E+12	350	1972	43996
ACTIVE	Kanai A Nalu	112	\$449,000	\$1,100.00	2	2	952	78		Yes	\$300	1/22/2025	404723	\$449,000	Maalea	96793	2.38014E+12	149	1977	112820
ACTIVE	Kihei Bay Surf	119	\$450,000	\$823.91	0	1	445	78		No		5/16/2024	402207	\$540,000	Kihei	96753	2.39001E+12	400	1979	123710
ACTIVE	Royal Kahana	405	\$450,000	\$783.67	0	1	431	84				7/22/2024	402959	\$499,000	Napili/Kahana/Honokowai	96761	2.4301E+12	333	1975	150718
ACTIVE	Kealia	608	\$467,500	\$1,042.73	1	1	556			No		3/2/2025	405138	\$467,500	Kihei	96753	2.38013E+12	110	1975	33977
ACTIVE	Hale Mahina	A207	\$474,990	\$1,116.00	1	1	816			Yes		1/21/2025	404714	\$520,000	Napili/Kahana/Honokowai	96761	2.43006E+12	150	1981	76666
ACTIVE	Kalama Terrace	P311	\$479,000	\$893.80	1	1	538					2/26/2025	405087	\$523,000	Kihei	96753	2.39016E+12	114	1972	63162
ACTIVE	Kahana Manor	315	\$480,000	\$842.63	1	1	631	43		No		4/19/2025	405691	\$520,000	Napili/Kahana/Honokowai	96761	2.4301E+12	62	1981	87120
ACTIVE	Hale Mahina	B204	\$485,000	\$1,088.00	1	1	799			Yes	\$211	12/11/2024	404296	\$584,000	Napili/Kahana/Honokowai	96761	2.43006E+12	191	1981	76666
ACTIVE	Papakea Resort I II	L104	\$495,000	\$1,427.11	1	1	597					4/29/2025	405770	\$525,000	Napili/Kahana/Honokowai	96761	2.44001E+12	55	1979	531432
ACTIVE	Valley Isle Resort	107B	\$499,000	\$1,453.33	0	1	480	112				5/8/2025	405896	\$499,000	Napili/Kahana/Honokowai	96761	2.4301E+12	43	1975	132858
ACTIVE	Kihei Bay Surf	127	\$499,000	\$1,010.25	0	1	445	78				5/7/2024	402079	\$575,000	Kihei	96753	2.39001E+12	409	1980	123710
ACTIVE	Kihei Bay Surf	B213	\$499,000	\$823.91	0	1	445	78				11/9/2024	403976	\$499,000	Kihei	96753	2.39001E+12	223	1980	123710
ACTIVE	Kahana Manor	S18	\$510,000	\$842.63	1	1	631	42				1/15/2025	404646	\$530,000	Napili/Kahana/Honokowai	96761	2.4301E+12	156	1981	87120
ACTIVE	Kalama Terrace	L-305	\$519,000	\$1,158.82	1	1	535	71		No		3/22/2025	405354	\$575,000	Kihei	96753	2.39016E+12	90	1972	63162
ACTIVE	Kihei Bay Surf	D135	\$519,000	\$823.00	0	1	445					5/10/2025	405960	\$519,000	Kihei	96753	2.39001E+12	41	1980	123710
ACTIVE	Maui Eldorado II	A-110	\$520,000	\$1,066.41	0	1	570					4/28/2025	405787	\$550,000	Kaanapali	96761	2.44008E+12	53	1968	444312
ACTIVE	Royal Kahana	802	\$525,000	\$799.15	0	1	431	84		Yes	\$364	3/7/2025	405184	\$574,000	Napili/Kahana/Honokowai	96761	2.4301E+12	105	1975	150718
ACTIVE	Papakea Resort I II	J403	\$525,000	\$2,850.83	3	2	1,145					3/15/2025	405284	\$525,000	Napili/Kahana/Honokowai	96761	2.44001E+12	97	1977	534917
ACTIVE	Valley Isle Resort	802	\$525,000	\$2,177.52	1	1	768			No		5/27/2025	406088	\$575,000	Napili/Kahana/Honokowai	96761	2.4301E+12	24	1975	132858
ACTIVE	Napili Ridge	E16	\$525,000	\$607.65	0	1	380	53				6/2/2025	406158	\$525,000	Napili/Kahana/Honokowai	96761	2.43016E+12	18	1972	159430
ACTIVE	Papakea Resort I II	A107	\$529,950	\$1,519.42	1	1	642			Yes	\$222	12/12/2024	404316	\$629,900	Napili/Kahana/Honokowai	96761	2.44001E+12	190	1976	534917
ACTIVE	Maui Vista	2303	\$533,000	\$811.00	1	1	588	71		No		5/7/2025	405888	\$533,000	Kihei	96753	2.39018E+12	44	1980	384199
ACTIVE	Kahana Sunset	B38	\$535,000	\$1,002.47	1	1	700					3/13/2025	405252	\$535,000	Napili/Kahana/Honokowai	96761	2.43003E+12	99	1979	194713
ACTIVE	Napili Surf	119	\$535,000	\$2,261.00	0	1	409	89				3/29/2025	405436	\$750,000	Napili/Kahana/Honokowai	96761	2.43002E+12	83	1970	47480
ACTIVE	Kihei Bay Vista	C103	\$539,500	\$1,050.00	1	1	639					12/20/2024	404414	\$598,000	Kihei	96753	2.39001E+12	182	1989	99752
ACTIVE	Kihei Kai	4	\$545,000	\$1,035.00	1	1	526	100		No		3/2/2025	405134	\$599,000	Kihei	96753	2.38013E+12	110	1970	26572
ACTIVE	Kihei Resort	105C	\$550,000	\$1,193.30	1	1	621	67		No		2/3/2025	404852	\$640,000	Kihei	96753	2.39001E+12	137	1981	91912
ACTIVE	Maui Vista	2216	\$569,000	\$811.00	1	1	588	71				5/5/2025	405866	\$600,000	Kihei	96753	2.39018E+12	46	1980	384199
ACTIVE	Kihei Bay Vista	D203	\$575,000	\$1,050.00	1	1	639	112		No		1/20/2025	404709	\$575,000	Kihei	96753	2.39001E+12	151	1989	99752
ACTIVE	Maui Vista	3315	\$575,000	\$772.00	1	1	588	71				2/21/2025	405036	\$585,000	Kihei	96753	2.39018E+12	119	1980	384199
ACTIVE	Kanai A Nalu	407	\$575,000	\$1,100.00	2	2	952			Yes	\$69	3/20/2024	401584	\$721,000	Maalea	96793	2.38014E+12	457	1977	112820
ACTIVE	Kahana Reef	214	\$575,000	\$2,005.00	1	1	611	99				2/27/2025	405106	\$649,000	Napili/Kahana/Honokowai	96761	2.43005E+12	113	1974	85378
ACTIVE	Kuleana II	304	\$575,000	\$977.01	1	1	509					5/28/2025	406098	\$575,000	Napili/Kahana/Honokowai	96761	2.43008E+12	23	1974	116305
ACTIVE	Valley Isle Resort	1002B	\$575,000	\$2,177.52	1	1	768					6/2/2025	406136	\$575,000	Napili/Kahana/Honokowai	96761	2.4301E+12	18	1975	132858

ACTIVE	Kahana Manor	411	\$583,500	\$842.64	1	1	631	100	No		2/24/2025	405064	\$598,500	Napili/Kahana/Honokowai	96761	2.4301E+12	116	1981	87120
ACTIVE	Valley Isle Resort	207B	\$585,000	\$1,453.53	0	1	480	112			1/6/2025	404546	\$595,000	Napili/Kahana/Honokowai	96761	2.4301E+12	165	1975	132858
ACTIVE	Valley Isle Resort	101B	\$590,000	\$2,177.52	1	1	768				5/16/2025	405987	\$590,000	Napili/Kahana/Honokowai	96761	2.4301E+12	35	1975	132858
ACTIVE	Napili Ridge	A15	\$595,000	\$740.00	1	1	564				1/20/2025	404701	\$629,000	Napili/Kahana/Honokowai	96761	2.43016E+12	151	1971	159430
ACTIVE	Polynesian Shores	107	\$595,000	\$1,489.00	1	1	555	95	Yes	\$392	5/15/2025	405977	\$595,000	Napili/Kahana/Honokowai	96761	2.43008E+12	36		89734
ACTIVE	Kihei Bay Vista	D205	\$595,000	\$955.00	1	1	639	116	No		10/10/2024	403698	\$680,000	Kihei	96753	2.39001E+12	253	1989	99752
ACTIVE	Koa Kai	28	\$595,000	\$901.56	1	1	665				6/13/2025	406240	\$595,000	Kihei	96753	2.39016E+12	7	1982	20473
ACTIVE	Kihei Bay Vista	C102	\$599,000	\$1,050.00	1	1	639				8/20/2024	403235	\$650,000	Kihei	96753	2.39001E+12	304	1989	99752
ACTIVE	Island Surf	202	\$599,000	\$731.00	1	1	602	94			3/12/2025	405244	\$599,000	Kihei	96753	2.39003E+12	100	1973	67518
ACTIVE	Kihei Resort	126D	\$599,000	\$1,193.00	1	1	635				3/28/2025	405424	\$625,000	Kihei	96753	2.39001E+12	84	1981	91912
ACTIVE	Royal Kahana	118	\$599,000	\$783.67	0	1	431		Yes	\$364	7/15/2024	402896	\$615,000	Napili/Kahana/Honokowai	96761	2.4301E+12	340	1975	150718
ACTIVE	Maul Sands I	5G	\$599,000	\$1,647.39	2	1.5	888	192	No		11/7/2024	403942	\$599,000	Napili/Kahana/Honokowai	96761	2.44001E+12	225	1966	119354
ACTIVE	Pohailani Maui	308	\$599,000	\$1,405.00	0	1	395				1/24/2025	404760	\$599,000	Napili/Kahana/Honokowai	96761	2.43005E+12	147	1976	350658
ACTIVE	Hale Ono Loa	103	\$599,000	\$1,312.27	1	1	558	178			4/11/2025	405590	\$599,000	Napili/Kahana/Honokowai	96761	2.43006E+12	70	1970	77101
ACTIVE	Valley Isle Resort	201B	\$599,000	\$2,177.52	1	1	768				4/28/2025	405788	\$640,000	Napili/Kahana/Honokowai	96761	2.4301E+12	53	1975	132858
ACTIVE	Kuleana II	302	\$599,000	\$977.01	1	1	509				4/29/2025	405809	\$599,000	Napili/Kahana/Honokowai	96761	2.43008E+12	52	1974	116305
ACTIVE	Kaanapali Shores	551	\$600,000	\$1,893.00	1	1	717	123			4/8/2025	405553	\$600,000	Napili/Kahana/Honokowai	96761	2.44001E+12	73	1980	435600
ACTIVE	Napili Shores	D224	\$600,000	\$1,719.61	0	1	448		No		6/5/2025	406172	\$600,000	Napili/Kahana/Honokowai	96761	2.43002E+12	15	1973	274428
ACTIVE	Kamaole Sands	4-207	\$600,000	\$1,108.95	1	2	818		Yes		2/7/2025	404909	\$750,000	Kihei	96753	2.39004E+12	133	1983	653400
ACTIVE	Kaanapali Shores	939	\$600,000	\$1,893.00	1	1	717	123			5/9/2025	405920	\$600,000	Kaanapali	96761	2.44001E+12	42	1980	439956

DESIGN AND STRUCTURE	POOL	Central A/C	OTHER FEATURES	View	STR Allowed
High-Rise 4+ Stories	In-Ground	n	Community Laundry	Garden View	No
	In-Ground	N		Mountain	No
	In-Ground	N		Garden View	No
		N		Other	No
High-Rise 4+ Stories	In-Ground	N	Tennis Court, Bar-B-Que, Community Laundry	Ocean	No
High-Rise 4+ Stories, Walk Up	In-Ground	N	Tennis Court, Bar-B-Que	Ocean	No
	In-Ground	N		Mountain/Ocean	No
Low-Rise 1-3 Stories		N		Other	No
	In-Ground	N		Mountain	No
		n		Other	No
High-Rise 4+ Stories	In-Ground	N	Bar-B-Que, Security Guard, Community Laundry	Mountain/Ocean	No
		N		Other	No
	In-Ground	N	Community Laundry	Mountain/Ocean	No
	In-Ground	N		Mountain/Ocean	No
High-Rise 4+ Stories	In-Ground	n	Bar-B-Que, Security Guard, Community Laundry	Garden View	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que	Ocean	No
High-Rise 4+ Stories	In-Ground	N	Bar-B-Que, Security Guard, Community Laundry	Other	No
High-Rise 4+ Stories	In-Ground	n	Security Guard, Community Laundry	Mountain/Ocean	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que	Ocean	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Community Laundry	Ocean	No
		n		Garden View	No
Cluster	In-Ground	n	Tennis Court, Bar-B-Que	Other	No
High-Rise 4+ Stories	In-Ground	n	Bar-B-Que	Garden View	No
High-Rise 4+ Stories	In-Ground, Heated	N	Bar-B-Que, Community Laundry	Garden View	No
Low-Rise 1-3 Stories		n		Mountain	No
High-Rise 4+ Stories	In-Ground	N	Tennis Court, Bar-B-Que, Community Laundry	Mountain	No
	In-Ground	n		Ocean	No
Low-Rise 1-3 Stories	In-Ground	N	Club House, Bar-B-Que	Mountain/Ocean	No
High-Rise 4+ Stories		N		Ocean	No
	In-Ground	N	Community Laundry	Mountain/Ocean	No
High-Rise 4+ Stories	In-Ground	N		Mountain	No
		N		Mountain/Ocean	No
		N		Ocean	No
High-Rise 4+ Stories	In-Ground	N	Bar-B-Que	Ocean	No
	In-Ground	N	Security Guard	Garden View	No
	In-Ground	N		Mountain/Ocean	No
Low-Rise 1-3 Stories		N		Mountain/Ocean	No
High-Rise 4+ Stories	In-Ground	N	Bar-B-Que	Mountain/Ocean	No
High-Rise 4+ Stories	In-Ground	N		Ocean	No
	In-Ground	N	Tennis Court, Bar-B-Que, Spa/Hot Tub	Garden View	No
Low-Rise 1-3 Stories		N		Mountain	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Security Guard, Spa/Hot Tub	Garden View	No
Low-Rise 1-3 Stories, Town House		N		Mountain	No
Low-Rise 1-3 Stories	In-Ground	N	Security Guard	Mountain	No
Cluster, Low-Rise 1-3 Stories, Walk Up		N		Mountain	No
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Club House, Bar-B-Que, Spa/Hot Tub	Garden View	No
High-Rise 4+ Stories	In-Ground	y	Exercise Room, Club House	Mountain/Ocean	No
Low-Rise 1-3 Stories		N	Club House, Security Guard	Garden View	No
	In-Ground	N		Garden View	No
		N		Ocean	No
	In-Ground	n		Mountain	No
	In-Ground	N	Bar-B-Que	Mountain/Ocean	No

Low-Rise 1-3 Stories		N	Community Laundry	Garden View	No
		N		Garden View	No
Low-Rise 1-3 Stories, Walk Up		N		Garden View	No
	In-Ground	N		Ocean	No
		N		Garden View	No
		n		Other	No
		N		Other	No
High-Rise 4+ Stories		N		Mountain/Ocean	No
Low-Rise 1-3 Stories		N	Bar-B-Que	Garden View	No
		N		Other	No
Low-Rise 1-3 Stories		N	Bar-B-Que, Community Laundry	Mountain	No
	In-Ground	n		Garden View	No
	In-Ground	n	Extra Storage	Garden View	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que	Other	No
Low-Rise 1-3 Stories		N		Ocean	No
Low-Rise 1-3 Stories, Walk Up		N	Bar-B-Que	Garden View	No
	In-Ground	N		Mountain/Ocean	No
		N		Other	No
Low-Rise 1-3 Stories, Walk Up	In-Ground	N	Tennis Court, Bar-B-Que, Spa/Hot Tub	Garden View	No
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Club House, Bar-B-Que, Party Room, Community Laundry	Garden View	No
Low-Rise 1-3 Stories	In-Ground, Heated	Y	Club House, Bar-B-Que, Party Room	Garden View	No
Low-Rise 1-3 Stories		N	Bar-B-Que, Community Laundry	Garden View	No
		N		Garden View	No
		N		Garden View	No
Low-Rise 1-3 Stories		Y		Garden View	No
		N	Security Guard	Garden View	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Extra Storage	Garden View	No
High-Rise 4+ Stories		N		Mountain/Ocean	No
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Sauna, Bar-B-Que, Community Laundry, Spa/Hot Tub	Garden View	No
		N		Other	No
High-Rise 4+ Stories		N		Mountain/Ocean	No
Walk Up	In-Ground	N	Bar-B-Que	Garden View	No
		N		Garden View	No
Low-Rise 1-3 Stories		n	Bar-B-Que	Garden View	No
Low-Rise 1-3 Stories		n		Other	No
	In-Ground	N		Mountain/Ocean	No
		n		Garden View	No
		N		Garden View	No
Low-Rise 1-3 Stories		N	Club House, Bar-B-Que, Security Guard	Garden View	No
Low-Rise 1-3 Stories	In-Ground, Heated, Lap	N	Tennis Court, Bar-B-Que, Party Room, Extra Storage, Community Laundry	Garden View	No
Low-Rise 1-3 Stories		N	Extra Storage	Mountain	No
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Sauna, Club House, Bar-B-Que, Community Laundry, Spa/Hot Tub	Garden View	No
		n	Club House, Security Guard, Party Room	Garden View	No
High-Rise 4+ Stories	In-Ground	N	Tennis Court, Exercise Room, Club House, Bar-B-Que, Security Guard, Spa/Hot Tub	Garden View	No
Low-Rise 1-3 Stories		n	Extra Storage	Garden View	No
Cluster, Low-Rise 1-3 Stories		Y		Garden View	No
Low-Rise 1-3 Stories		N		Mountain	No
	In-Ground	n		Other	No
Low-Rise 1-3 Stories		N		Garden View	No
		N		Garden View	No
Low-Rise 1-3 Stories		N	Extra Storage	Other	No
		n		Mountain	No
Low-Rise 1-3 Stories		N		Garden View	No
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Garden View	No



DESIGN AND STRUCTURE	POOL	Central A/C	OTHER FEATURES	View	STR Allowed
	In-Ground	N		Garden View	Yes
	In-Ground	N		Garden View	Yes
Low-Rise 1-3 Stories		N		Ocean	Yes
	In-Ground	N		Ocean	Yes
	In-Ground	Y	Tennis Court, Exercise Room, Club House, Bar-B-Que, Security Guard, Community Laundry, Spa/Hot Tub	Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Extra Storage, Community Laundry	Garden View	Yes
Low-Rise 1-3 Stories	In-Ground, Heated	n	Bar-B-Que, Community Laundry	Garden View	Yes
Low-Rise 1-3 Stories, Walk Up	In-Ground	N	Bar-B-Que, Extra Storage, Community Laundry	Ocean	Yes
	In-Ground	N		Garden View	Yes
	In-Ground	Y	Tennis Court, Exercise Room, Club House, Bar-B-Que, Security Guard, Community Laundry, Spa/Hot Tub	Garden View	Yes
High-Rise 4+ Stories	In-Ground	n	Bar-B-Que, Spa/Hot Tub	Ocean	Yes
High-Rise 4+ Stories	In-Ground	n	Club House, Bar-B-Que, Spa/Hot Tub	Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que	Other	Yes
	In-Ground	Y		Mountain	Yes
High-Rise 4+ Stories	In-Ground	n	Club House, Bar-B-Que, Spa/Hot Tub	Garden View	Yes
High-Rise 4+ Stories	In-Ground	Y	Spa/Hot Tub	Mountain	Yes
	In-Ground	n		Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Bar-B-Que, Community Laundry, Spa/Hot Tub	Other	Yes
	In-Ground	N		Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Community Laundry	Garden View	Yes
		N	Bar-B-Que, Extra Storage	Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Community Laundry	Garden View	Yes
	In-Ground	n		Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Bar-B-Que, Community Laundry, Spa/Hot Tub	Other	Yes
	In-Ground	Y		Ocean	Yes
High-Rise 4+ Stories	In-Ground	n	Bar-B-Que	Mountain/Ocean	Yes
	In-Ground	N		Ocean	Yes
	In-Ground	N	Extra Storage	Other	Yes
High-Rise 4+ Stories	In-Ground	N		Mountain	Yes
High-Rise 4+ Stories	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Ocean	Yes
	In-Ground	n		Ocean	Yes
	In-Ground	Y		Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Community Laundry, Spa/Hot Tub	Other	Yes
	In-Ground	N	Tennis Court, Bar-B-Que, Spa/Hot Tub	Garden View	Yes
	In-Ground	N	Bar-B-Que	Mountain	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Community Laundry	Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court, Bar-B-Que, Community Laundry	Mountain	Yes
	In-Ground	Y		Mountain/Ocean	Yes
	In-Ground	Y	Exercise Room, Bar-B-Que	Ocean	Yes
	In-Ground	n		Ocean	Yes
	In-Ground	N		Mountain/Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	Y	Bar-B-Que	Ocean	Yes
	In-Ground	N		Mountain/Ocean	Yes
High-Rise 4+ Stories	In-Ground	n	Tennis Court, Bar-B-Que, Security Guard	Mountain/Ocean	Yes
	In-Ground	N		Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que	Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Garden View	Yes
	In-Ground	N	Bar-B-Que, Extra Storage, Community Laundry	Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Garden View	Yes
High-Rise 4+ Stories	In-Ground	n	Tennis Court, Bar-B-Que, Security Guard	Garden View	Yes
Cluster, Low-Rise 1-3 Stories, Walk Up	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Mountain/Ocean	Yes
High-Rise 4+ Stories	In-Ground	N	Tennis Court, Bar-B-Que	Garden View	Yes
High-Rise 4+ Stories	In-Ground	n		Ocean	Yes
High-Rise 4+ Stories	In-Ground	N	Community Laundry	Ocean	Yes
	In-Ground	N	Tennis Court, Bar-B-Que, Extra Storage, Community Laundry	Garden View	Yes
	In-Ground	n		Mountain/Ocean	Yes

High-Rise 4+ Stories	In-Ground	n		Ocean	Yes
High-Rise 4+ Stories	In-Ground, Heated	N	Bar-B-Que, Community Laundry	Ocean	Yes
	In-Ground	n		Mountain/Ocean	Yes
	In-Ground	n		Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Community Laundry, Spa/Hot Tub	Ocean	Yes
	In-Ground	N		Mountain/Ocean	Yes
	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Mountain/Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Garden View	Yes
High-Rise 4+ Stories	In-Ground	n	Spa/Hot Tub	Ocean	Yes
	In-Ground	N	Bar-B-Que, Spa/Hot Tub	Garden View	Yes
	In-Ground	Y		Garden View	Yes
Low-Rise 1-3 Stories	In-Ground	N	Bar-B-Que, Extra Storage, Community Laundry	Ocean	Yes
Low-Rise 1-3 Stories	In-Ground	N	Tennis Court	Ocean	Yes
	In-Ground	n		Garden View	Yes
	In-Ground	n		Mountain/Ocean	Yes
	In-Ground	n		Ocean	Yes
High-Rise 4+ Stories	In-Ground	Y	Tennis Court, Exercise Room, Bar-B-Que, Spa/Hot Tub	Ocean	Yes
	In-Ground	N		Garden View	Yes
High-Rise 4+ Stories	In-Ground	n	Tennis Court, Exercise Room, Bar-B-Que	Mountain/Ocean	Yes
High-Rise 4+ Stories	In-Ground	Y	Tennis Court, Exercise Room, Sauna, Bar-B-Que, Community Laundry, Spa/Hot Tub	Ocean	Yes

HLU Committee

From: Milagros Desiderio <noreply@adv.actionnetwork.org>
Sent: Friday, June 20, 2025 5:23 PM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Aloha Councilmembers,

Please SUPPORT Bill 9 to phase out the short term rentals on the Minatoya list without carveouts or special protections for timeshares.

On January 2001, I rented at Kuleana Condos (Minatoya list), my rent was \$800, with a increase of \$50 to \$850 in 2004.

On May 2011, I rented at The Kahana Reef, my rent was \$1,600, with a increase of \$200 in 2018, and increase of \$300 in 2020, making my rent \$2,100.

On January 2025, my rent at Kahana Reef increase \$850, making my rent \$2,950, plus renters insurance.

I am 65 years old. My social security pays 1/2 my rents, with the balance from my savings. The mental, emotional stress and traumas, had cause myself major health problems. I am constantly in a fight or flight situation.

We need change now, or the outside investors with seized power of our beloved land.

The Governor , mayor and council should enforce a cap on rent increase, so us kaimaainas can be secured about our housing.

Warmest aloha,

Milagros Desiderio

Milagros Desiderio

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