Housing and Land Use Committee (2025-2027) on 2025-06-18 9:00 AM - Reconvened from 06/09/2025 at 10:00 a.m.

Meeting Time: 06-18-25 09:00

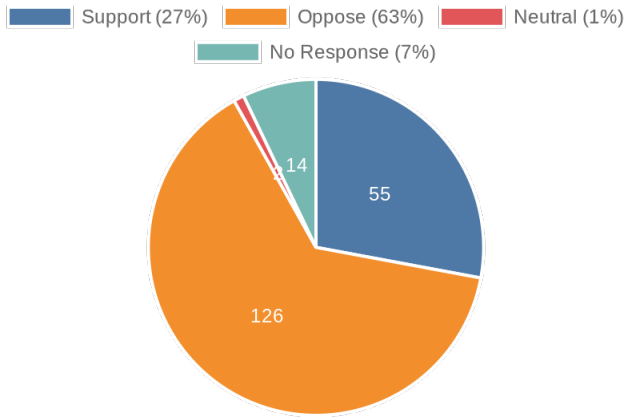
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2025-2027) on 2025-06-18 9:00 AM - Reconvened from 06/09/2025 at 10:00 a.m.	06-18-25 09:00	2	197	55	126	2

Sentiments for All Meetings

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

Overall Sentiment



Housing and Land Use Committee (2025-2027) on 2025-06-18 9:00 AM - Reconvened from 06/09/2025 at 10:00 a.m.

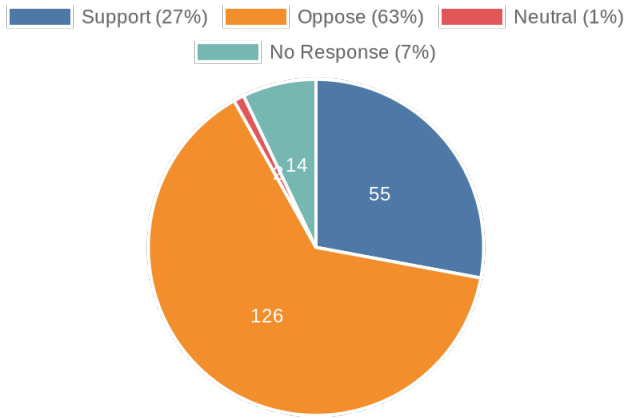
06-18-25 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	102	33	62	1
HLU-4 Bill 9 (2025) BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)	95	22	64	1

Sentiments for All Agenda Items

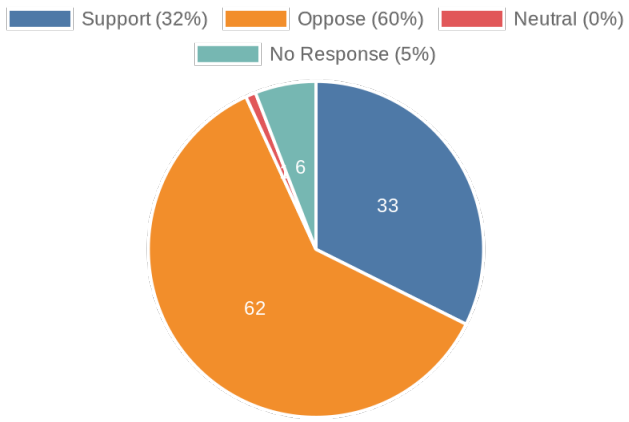
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User
Location:
Submitted At: 8:58pm 06-18-25

My name is Mariano Clarion and I oppose Bill 9. My family and I operate a housekeeping business, serving more than 70 condominiums in Lahaina, which are STRs on the Minatoya List. We clean these condominiums immediately after guests check out. If you approve Bill 9, my family will lose our livelihood. Our home burned down to the ground during the August 2023 wildfire and construction of its replacement is almost completed. Please do not approve Bill 9, since my family will be devastated. This would be an unspeakable double catastrophe for us.

Guest User
Location:
Submitted At: 4:13pm 06-18-25

when the passing of Bill 9 doesn't solve the housing crisis, who will then be to blame? look around no affordable housing.. No taking of peoples property and give to someone else makes sense, this bill will not create more housing, but continues hate, which is propagated by this government.. so sad to see the hate .. Bill 9 creates more unaffordable housing - AI isn't writing death threats, hateful people are.... the division the community is going thru has created hatred, which is out of control. The Mayor is not a leader.. he started the hatred, he didn't have to; it appears the council members will continue the hate by passing this bill..

Scott Lowry
Location:
Submitted At: 3:22pm 06-18-25

My spoken testimoney was cut off before I could finish with what I believe could be a good solution:

1. Long term - work to use state and county land for affordable housing, work to build an infrastructure for water delivery from east Maui, and improve the permitting process so that building can plan appropriately

2. Short term - provide a $2000/ month subsidy for long term rentals of vacation rental units for working families.

This would reduce the monthly rental cost, increase the availability of long term rentals immediately, and still allow TVR owners to keep their units. The TVR owner would sign up for 5 years and the renters would have to meet the same requirements as the property tax long term classification.

These two items would solve the problem today and in the future. It will take $$.

Guest User
Location:
Submitted At: 3:16pm 06-18-25

Dear Chair and Council Members,

My name is Sandra Kaestle and my husband and I have owned a STR in Kihei since 2013. We are opposed to Bill 9 as we strongly believe it will lead to an even greater decline in Maui tourism than is already happening. But we actually have questions for the Committee as we have searched and have been unable to find the answers.
1. With the zoning decisions in the last 5-7 of new residential building (off all types) on Maui, how many units were zoned for actual workforce housing, not letting the developer buy their way out of building actual units? We are most familiar with Makena Mauka which is to have 900 units and the developers are only being required to have 60 - 100 workforce housing units - why would you not follow your own laws and require more workforce housing units? Is the County law not 25% (that's 225 units) of the units being built are to be workforce housing? There is also the planned development in Wailea by Ledcor Maui, again 975 luxury homes - where the developer states they expect 90% to be seasonally occupied - and Maui County planning committee is only requiring 75 onsite workforce housing units another 75 are to be built offsite (we could find no details on where they are to be built) and the developer will buy themselves out of another 75 units. You, the housing and land use committee, have the power and responsibility right now to create brand new built for purpose work force housing - yet you DO NOT do that. Why is that?

2. In the last 12 months, how many condos in these targeted Minatoya complexes have come on the market? How many have sold to local residents in need of housing? Maui Now reported last week on the April and May real estate statistics and they are dismal for Maui County. a 40.7% drop in sales for April from 2024 to 2025 and a 24.5% drop in price. The average sales price for April 2024 was $727,000. May sales 2024 to 2025 also decreased and the overall total sales volume for sold condos in May fell 39.2% from 2024. These prices should be bringing in local buyers, why are they not buying them? What do these resort condos (built in the 1980's specifically to be a resort condo) not have that residents of Maui need? That is not going to change by enacting Bill 9, they were not built to be full time residential units for singles, couples, or families.

3. Where will your Hawaii school sports teams stay when they come to the island for festivities or tournaments - 12 rooms at the Grand Wailea or the Hyatt Ka'anapali? That's a lot of fundraising for the parents and students to do. These vacation condos serve a very important need on the islands. They can bunk together, spread out, cook or bring in food and enjoy the kitchens. Teams can all book at one condo resort and not be stressed about the exorbitant cost of lodging and needing to eat out every meal.

4. The same goes with families either local or from the mainland. People want to vacation on Maui, they want options for lodging that do not include hotels. A family of 5 does not want a child on the floor or a cot, they for sure do not want to have to book 2 hotel rooms. Why is the committee thinking of taking all of this away by banning STRs?

5. We often see mention of Barcelona, NYC or other cities that have taken action. Where action has started, it involves only banning VRBO or Air BnB or similar online rental booking operations, they have not taken over entire complexes built as resorts and banned those units from being operated as hotels. And these cities have set timelines many years out from when the laws were enacted. Why would the County of Maui not start there if they feel the need to move forward in removing STRs from the island?

6. How are leasehold properties impacted by Bill 9?

We do not support Bill 9. There are laws in place currently to require more workforce housing to be built yet the Council does not follow those laws. It makes no sense to take these existing resort properties, such as the Palms at Wailea managed by Outrigger Hotels, or the Maui Hill Resort, managed by Aston Hotels - and make

them residential housing. Please tighten up your regulations, weed out the illegal rentals, stop AirBnB or similar outfits from renting a handful of units in an apartment setting. There are so many steps you can take to improve the housing situation on the island, Bill 9 is not one of them. Mahalo.

Guest User
Location:
Submitted At: 3:04pm 06-18-25

Correction to previous testimony: the Ma'alaea Harbor Wastewater Treatment Plant illegally imports up to three pump truckloads of pathogen-laden activated sludge from a municipal treatment plant into the system per MONTH. Not per week, as was misstated before. Still an illegal discharge by DOBOR to a nearshore leach field that is not allowed by the UIC permit that only allows effluent from Harbor sources. Aloha

Guest User
Location:
Submitted At: 2:37pm 06-18-25

Testimony in Strong Support of a Ban on Short-Term Rentals in Maui
Title: Throwing Holy Water on M_'alaea

Aloha Chair and Councilmembers,

I submit this testimony in the spirit of aloha, accountability, and restoration. This is a call to take up the holy water of the law—not only the statutes in the books but the codes of honor publicly proclaimed by agencies, organizations, and individuals. The path to healing our communities and our coastlines begins here, and it begins with a ban on short-term rentals (STRs) across Maui.

Chapter 1: Jubilee for the Waters – DLNR's Harbor Wastewater Plant Must Pay

The Department of Land and Natural Resources (DLNR), through the Division of Boating and Ocean Recreation (DOBOR), operates the Ma'alaea Harbor Wastewater Treatment Plant under a UIC permit allowing only treatment of effluent generated on-site. However, for years, this facility has quietly accepted up to three truckloads of activated sludge per week from a County of Maui municipal plant—an illegal act that increases pollution loading in Ma'alaea and directly violates their injection well permit.

This is not a technicality. It is a systemic, years-long breach of federal environmental law. The Clean Water Act and UIC rules are not guidelines. They are enforceable commitments—made not just to regulators but to the land and the sea.

The maximum penalty is $25,000 per day per violation. Just one illegal leach field over a 10-year period could yield over $91 million in potential fines. And those funds could immediately serve Maui:
• $15–$20 million to install UV disinfection at the Kahului Wastewater Reclamation Facility
• Infrastructure improvements at Kihei WWRF to achieve 100% R-1 reuse
• Expanded cesspool conversion grants for working families

Let this be our Jubilee—a year of ecological reckoning, debt cancellation, and the restoration of what is rightfully owed to our waters. DLNR's own 2014 report (Maui's Coral Reef Decline) cannot be taken seriously until the department addresses the contradiction of harboring chronic injection violations. Let every agency be subject to the same enforcement as every citizen.

Chapter 2: The Coral Contradiction – Maui Ocean Center Must Pay

We now turn to the Maui Ocean Center (MOC), operated by Coral World International, with their stated vision:

"To conserve and sustain Hawai'i's marine life for future generations through education and stewardship."

This facility has long marketed itself as a beacon of marine education and reef conservation, yet it has been disclosed to the safe Drinking Water Branch in April 2025 to be the site of chronic UIC violations, discharging

unapproved aquarium water treatment process effluent into the Triangle WWTP and injection wells while reporting only human domestic restroom influent for years. An enforcement investigation is currently underway by SDWB.

The Safe Drinking Water Branch penalty for this type of violation can be up to $50,000 per day. If the illegal process effluent comprising aquarium water treatment filter backwash and protein skimmer material has been happening for the entire estimated 10,000 days since the MOC opened in 1998, then the potential fine reaches $500 million—enough to fund a HI state cesspool conversion grant for 25,000 local households, fixing every high risk cesspool in the state to launch a new era of environmental justice for our island.

Under the Hawai_i Cesspool Compliance Pilot Grant Program (CPGP)—established by Act 153 (2022) and implemented under the DOH Wastewater Branch—eligible households were offered reimbursements up to $20,000 toward cesspool conversion or sewer connection, drawing from a $5_million fund on a first-come, first-served basis for Priority Level 1–2 areas .
The program launched on March 15, 2023, under HDOH's oversight, with a strict 270_day compliance window, requiring licensed-engineer design, DOH approval, and supporting inspections .
Deputy Director Kathleen Ho underscored the program's importance: "This is truly an exciting program… provide a healthier environment for future generations" .
However, by mid-2025, all funds were exhausted, with approximately 225 households awarded, and a waiting list established. The framework for healing is in place. It would be so poetic and cool if Coral World funded this in a revolutionary act of accountability.

Statements from Coral World make it clear that the only way for them to stay true to their own morals is to pay the full UIC fine voluntarily:

"Prioritize the Ocean. Our foremost commitment is to the oceans. We wholeheartedly champion and support marine life."

South African-born Morris Kahn, the founder of Coral World International, is estimated to have a net worth of approximately $1 billion, according to public sources such as Forbes and Celebrity Net Worth.

We ask only this: live up to your own words. Pay the fine. Restore the trust. Align your actions with your values.

Let Tapani Vuori, General Manager of MOC and signatory of the UIC permit in violation, be remembered not for the infraction but for the act of redemption. If he helps to convince Coral World International to render full penalty fine payment and the state of Hawaii allocates UIC penalty resources toward $25,000 upgrade grants for Maui households, he will step into a sacred role—not merely as a manager, but as a redeemer. With full support of Governor Green, the grants could start going out by the end of 2025.

The Hawai'i Department of Health's Safe Drinking Water Branch (SDWB), in coordination with EPA Region 9, enforces underground injection control (UIC) violations through Consent Agreements and Final Orders (CAFOs) under the authority of the Safe Drinking Water Act (42 U.S.C. §_300h–2(c)) and HAR Chapter 11-23. These legally binding restitution agreements allow regulators to impose monetary penalties—up to $25,000 or $50,000 per day, depending on severity—and can direct those penalties into Supplemental Environmental Projects (SEPs) such as cesspool conversion grants or wastewater treatment upgrades. The CAFO process includes public notice and comment under 40 CFR §_22.45, a negotiated compliance schedule, and enforceable reporting obligations. Funds from such agreements may be allocated toward projects that directly remediate environmental harm in the impacted community, as seen in prior Hawai'i enforcement actions. This mechanism provides a lawful pathway to transform fines into targeted restitution.

Tapani Vuori, General Manager of Maui Ocean Center, has served as a member of the Hawai_i Department of Health's Cesspool Conversion Working Group since at least 2021, a body tasked with guiding the statewide transition from cesspools to environmentally responsible alternatives pursuant to Act 125 (2017). His participation places him in a position of direct influence over state policy, funding priorities, and public education on wastewater impacts—further underscoring the urgency of full compliance with his facility's own injection well obligations.

Chapter 3: Save MVA – A Reckoning for the Soul of M_'alaea

M_‘alaea is a mirror of Maui. The fight unfolding there is not just a local skirmish—it is a signal of the deeper crisis we face island-wide. When housing is chopped into daily rentals for passive profit, it no longer serves the people—it serves capital. This is not innovation. It is extraction.

The only way to accumulate excess is to take more than one gives. That is not wisdom. That is imbalance. And when that imbalance is centered on shelter, the result is displacement, despair, and spiritual decay.

Donors volunteering their time for years for the Ma‘alaea Village Association (MVA) have quietly endured personal tragedies—lives lost, healthcare denied, careers ended—all traceable to policies aligned with political candidates from the American continent that have been funded by an MVA STR profiteer and MVA officer. These aren’t vague political talking points. These are real-world, life-altering consequences suffered by volunteers who serve their community, while watching others extract wealth with no accountability.

What are we to make of this moral inversion?

We affirm that those who work, who build, who serve—are the true foundation of Maui. And those who sit on idle STR investments, extracting income while contributing nothing to the commons—are not stewards. They are colonizers of convenience.

Let us speak clearly: this is not a class war. It is a battle between people with class and those without.

To have class is to maintain balance in every transaction: to give and take in measure, to uplift others when you rise. To lack class is to sit on hoarded wealth while others sleep in their cars. And that is what passive income has become—a form of spiritual kleptomania.

We issue this challenge: let every STR owner in M_‘alaea—indeed, across all of Maui—rent their unit long term at truly affordable rates to the applicant who can afford it with the lowest credit score and the most urgent housing need. Offer it not for praise, but as a way to unburden your karma. If the afterlife is real, then wealth hoarded now becomes labor owed later. Why not settle the debt in this life, where it can still help someone?

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Conclusion: Holy Water and the Rule of Law

Let this STR ban be our act of holy water: not poured in anger, but in cleansing.

The laws exist. The mission statements exist. The permits, codes, and public promises exist. If each individual, each agency, and each corporation simply follows the laws they wrote for themselves, we could resolve nearly all of Maui’s wastewater and housing crises in this generation.

The rule of law by this Council—here in this occupied nation—must be followed like the word of God. And the statements made by our institutions must be honored as sacred covenants, or else be stripped away as fraud.

Aloha

Guest User
Location:
Submitted At: 12:41pm 06-18-25

Testimony Opposing Bill 9: Protecting Maui’s Economy, Livelihoods, and Community

Aloha Chair and Council Members,

I stand before you today not only to oppose Bill 9, but to sound an alarm on the unintended consequences this legislation will have on the heart and soul of our island — our people.

Supporters of Bill 9 argue that converting short-term rentals into long-term housing will create affordability for our

local working families. But I ask you to look deeper — beyond the surface of good intentions — and see the devastating reality this bill would bring upon the very people it claims to help.

There is no guarantee this will create affordable housing.
What this bill will create is uncertainty. Private property owners forced to convert their short-term rentals will not necessarily choose to rent affordably — many will simply sell. And who will be able to afford those purchases? Will it be the young local couple starting a family? Or will it be out-of-state investors with cash in hand, ready to snatch up newly available inventory, driving prices even higher? The market will remain speculative and inaccessible for our working families, as it has been for decades. Bill 9 offers no mechanism to ensure affordability — it offers only hope wrapped in policy, while real consequences unfold.

It will devastate our local economy — and our people.
Maui's economy is intricately woven into the tourism industry. While visitors may stay in hotels, thousands also choose legally permitted vacation rentals. These visitors fuel our small businesses, our shops, our restaurants, our tour operators, our farmers, our fisherman, our artists, and our cultural practitioners. But beyond that, there's an entire community behind the scenes — the aunties and uncles who clean homes, the cousins who mow the lawns, the family-run property management companies, the local handymen, electricians, plumbers, and small contractors who depend on these short-term rentals for steady, dignified work.

What happens when those jobs disappear?
The very working class this bill claims to serve will be left with fewer opportunities. These are not faceless corporations — these are our neighbors, our friends, our _ohana who have built their livelihoods maintaining and servicing these properties. The ripple effects will reach every corner of our island. Fewer tourists mean fewer jobs. Fewer jobs mean more families struggling to survive. And as families struggle, they will be forced to leave the island in search of opportunity elsewhere — exactly the opposite of what we all want.

Tourism numbers will decline, but hotels cannot absorb that loss.
Visitors who prefer short-term vacation rentals often travel in larger groups, for extended stays, or for family celebrations. Many would not come if limited only to hotel options. Bill 9 threatens to reduce overall visitor spending, directly impacting our already fragile economy still recovering from wildfires, rising costs of living, and the global pandemic.

We should not trade one crisis for another.
Yes, affordable housing is a real and urgent need. But Bill 9 is not a solution. It simply shifts the burden, destabilizes our economy, and jeopardizes the livelihoods of thousands of hardworking local families. We need thoughtful, creative solutions that expand affordable housing without sacrificing the backbone of our local economy.

The aunties, uncles, and small business owners of Maui deserve better than a bill that gambles with their future. We deserve policies that uplift our community, not ones that dismantle it.

Please, I urge you: vote NO on Bill 9. Let us come together as a community and find real solutions that protect both our _ohana and our economy. We have more than enough land that the county and state own. Why not try: building there to start, while it will also irrigate the land to prevent more natural wild fires? Just a thought.

Mahalo for your time and consideration.

Guest User
Location:
Submitted At: 12:38pm 06-18-25

My name is Ricky Lew and I am writing to oppose Bill 9. I work as Resident Maintenance Manager at the Makani Sands Condominiums, which is on the Minatoya List. If Bill 9 is enacted, I will not only lose my job but also lose my on-site housing, which is part of my compensation package. Please vote against this Bill 9.

Guest User
Location:
Submitted At: 10:41am 06-18-25

I am writing in support of phasing out short term rentals. Having recently traveled to Europe, I see cities like Barcelona declaring that the negative impact to the collective is far worse than the profit of the Individual. I am a resident of Maui, and a renter. Affordable housing for families is really hard here, and without stable housing it's hard to feel safe or secure or make a life that includes pets and your kids staying in the same school. This problem won't be solved with band aid solutions and this bill is the answer to a long term answer. While a few may lose out on profit, many more will benefit overall. Profit is never more important than people, and profit is the only reason it would make sense to keep STRs as is.
Sincerely,
Hollie Bearden
Kahului Maui

Guest User
Location:
Submitted At: 10:34am 06-18-25

The only thing Bill 9 does is create more UNAFFORDABLE housing.. and end jobs of those in the tourism industry, making people that work in the industry not be able to afford their rent, and be put on unemployment - Bill 9 is a loser bill.. everyone loses.. there are no winners except for those who live out of state and want condo's here on Maui and can afford the exorbitant Condo dues.. this bill should be called the more UNAFFORDABLE housing bill 9

Guest User
Location:
Submitted At: 9:59am 06-18-25

Aloha Chair, Vice Chair, and Committee Members,

My name is Kimberly Harper, and I own a short-term rental property in Maui. I am writing today to express my deep concern and strong opposition to the proposed legislation to phase out more than 7,000 vacation rentals.

After reviewing the comprehensive economic analysis conducted by UHERO, I am deeply concerned about the severe economic impacts this measure would have on our community.

My biggest concern has to do with unemployment, poverty and homelessness and I feel that if this proposition were to pass, we would see more of this on Maui. At a time when Maui's community is still recovering from the devastating wildfires of 2023, we cannot afford to implement policies that would further destabilize the economy.

Owning a vacation rental has not been easy. We've faced huge maintenance costs, special assessments, and massive increases in insurance after the fires. These aren't luxuries — they're costs that ensure the property remains safe and functional. Short term rental income helps cover those costs while supporting local workers.

I've worked hard to be a responsible and community-oriented owner and I employ local service providers — cleaners, maintenance techs — many of whom have become family over the years. With tourism being down right now, they are struggling, just like in the early days of Covid.
We all know there is a shortage of housing in Maui and other parts of the country, and so let's work together to come up with solutions and not take away from something that is already working, that adds financial stability to Maui.

I urge the Council to work with owners like me to find a fair and balanced path forward — one that protects local jobs, supports the economy, instead of phasing us out completely.

Mahalo for your time and consideration.
Sincerely,

Kimberly Harper
Luana Kai, Unit B310

Guest User

Location:
Submitted At: 9:57am 06-18-25

I'm 78 years old and have lived and worked in Lahaina for over four decades.

For 43 years, I've run a family-owned, legal short-term vacation rental and real estate business.

This is not just my livelihood—it's my life's work.

It has supported local employees, local vendors, and countless local families who rely on tourism to survive.

After the mayor's press conference announcing his STVR ban, with tourism already collapsing, I contacted you and other council members and begged you to act quickly on his proposed ban, warning that delayed action would crash bookings, leave condos unsold, tank property values by hundreds of thousands, and shutter businesses.

Every word I feared has come true—worse than I imagined. Bookings have evaporated, condos sit empty, property values where I sell have plummeted by $300,000 each or more, and businesses are closing.

I've recently lost two employees of 18+ years.

Both local women with families - with children, parents, grandparents they supported through their work for my company.

I lie awake terrified I'll lose my home, my savings, my purpose.

And yet, our county government did nothing. For all these months since the press conference, while we bled, Maui County sat idle.

Mayor Bissen says he's fighting for "our people."

But apparently, that doesn't include the 7,000 legal STVR owners or the thousands of workers—cleaners, landscapers, contractors—who depend on us.

We followed every law. We paid every tax. We built our lives around what the County allowed.

Tourism, 40% of our economy, is dying, hurting all residents. And now we are being blamed for a housing crisis created by decades of failed planning.

This ban will not help the victims of Lahaina's fire.

Their suffering is profound, but this ban won't help them—it targets legal businesses like mine, deepening Maui's pain.

Turning legal condos into empty units doesn't create affordable housing.

These properties were never meant for families. They don't meet basic residential standards.

What's worse is the growing sentiment that people like me and my clients deserve this hardship—that our losses somehow balance out someone else's.

That we're outsiders, profiteers, the problem. This cruel thinking pits neighbor against neighbor and tears our community apart.

I've been here longer than many pushing this ban, yet I'm treated like an outsider.

We are not scapegoats. We are not villains. We are Maui residents—just like you.

We want to be part of the solution, but this bill only creates more pain.

This bill simply destroys more lives. Mayor, council, see our desperation!

You're abandoning over half this county, ignoring our legal investments and our financial devastation that this proposal has created.

I urge you: reject Bill 9. Focus on real solutions—fund affordable housing, support fire victims, fast-track workforce housing.

But do not let the mayor's ban erase 43 years of honest work and legal investment.

Please—do not abandon us. Do not divide us. Choose leadership. Choose fairness. Choose unity.

Guest User
Location:
Submitted At: 9:57am 06-18-25

Aloha,

My name is Michael Cicchino, and I am a proud resident and registered voter of Maui who survived the Lahaina wildfire. On that devastating day along Front Street, I was caught in the fire and was extraordinarily fortunate to escape with my life. This traumatic experience has only strengthened my commitment to support our community's recovery, resilience, and future.

Having endured that catastrophe and the subsequent hardships—including losing my rental residence, my businesses, and living in hotels for over a year—I wish to share my perspective regarding the proposed ban on short-term rentals (STRs).

The Economic Importance of Short-Term Rentals

Numerous studies underscore the critical role that short-term rentals play in our local economy. According to a 2019 report by *Airbnb*, these rentals generated billions of dollars in economic activity worldwide and supported millions of jobs in tourist-dependent regions. Removing them would result in significant income losses for local families, small businesses, and workers in hospitality, cleaning, management, and service sectors. The Hawaii Tourism Authority's 2021 report highlights that tourism—including accommodations such as STRs—is the backbone of our economy. Curtailing these options could reduce visitor numbers, hurting restaurants, retail, and hospitality businesses, leading to layoffs and wage reductions.

Furthermore, research published in the *Journal of Tourism Economics* in 2020 found that restrictions on short-term rentals in popular destinations often lead to decreased tourism visitation and economic downturns. These disruptions threaten the livelihoods of many who depend on tourism for their income.

Resident Preferences for Housing

In addition to the economic argument, surveys and studies reveal that residents prefer living in single-family homes rather than condos. The *Hawaii Housing Planning Study* (2020) indicates that the majority of residents value the privacy, space, and community involvement associated with standalone houses. Moreover, a 2019 survey published in the *Hawaii Journal of Social Sciences* found that many residents express a desire for detached housing, citing concerns over noise, privacy, and over-crowding associated with condo living.

This preference suggests that banning STRs—which often encompass entire homes—would not align with local housing desires and could restrict housing options for families seeking a more private, stable environment.

Potential Consequences of an STR Ban

Banning short-term rentals could unintentionally worsen the housing crisis, drive up housing costs, and impact our overall quality of life. It could also diminish our tourism economy, which is vital for our community's survival

and recovery post-wildfire. Many residents prefer and advocate for responsible development rather than outright bans, which may harm the economic and social fabric of our community.

A Call for Balanced and Responsible Solutions

Rather than implementing a sweeping ban, I urge policymakers to pursue balanced, sustainable strategies—such as incentivizing the development of affordable, permanent housing, while managing STRs responsibly. Maui has land and resources to develop more affordable housing, especially with proper planning and community involvement. Good examples come from projects with the right incentives—building homes that meet local needs while supporting our economy.

Final Thoughts

While I understand the concerns some community members have about STRs, the evidence suggests that their elimination could have broad, negative impacts—economically, socially, and culturally. Our community needs flexible, responsible solutions that support both residents and visitors, ensuring Maui's recovery and resilience.

Mahalo for considering my perspective. I hope we can work together to find solutions that serve everyone—residents, visitors, and future generations.

Mahalo,

Michael Cicchino

Guest User
Location:
Submitted At: 9:44am 06-18-25

Testimony in Support of Bill 9 – Addressing the Misuse of Apartment Zoning and the False Narrative of Past "Benefits"

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

My name is Renee P Kaiama and I write in strong support of Bill 9, which aims to restore integrity to Maui's apartment zoning and ensure that our land serves the needs of residents, not speculative interests.

Over the past 30 years, some have profited tremendously under our current zoning framework—particularly realtors, developers, and short-term rental (STVR) owners who have exploited apartment districts for commercial gain. But we must not confuse private profit with public benefit. If this zoning regime were truly beneficial to the people of Maui, we would not be facing a housing crisis of this magnitude. Instead, we have widespread displacement, a loss of long-term rentals, and entire neighborhoods hollowed out to make room for visitors.

What this tells us is clear: the current system is not working.

The evidence is overwhelming:
• Maui's median home prices continue to soar far beyond what working families can afford.
• Long-time residents and Native Hawaiian families are being priced off-island or into homelessness.
• Apartment-zoned properties—originally intended to provide housing—have been quietly converted into de facto hotel operations without community input or proper regulation.

And yet, those who have benefitted from this imbalance now argue that the system shouldn't change. They claim that removing short-term rental rights from apartment zoning will harm their bottom line. But it is not the County's kuleana to protect investor ROI while our local families suffer from overcrowding, displacement, and insecurity.

Profitability for a small sector of owners and brokers is not a metric of policy success. It is a sign of a regulatory failure—a failure that Bill 9 finally begins to correct. For too long, we've allowed speculative use of housing to supersede its intended purpose: shelter for residents.

Bill 9 is not about punishment—it is about realignment. It is not a radical move—it is a long-overdue course correction. It reaffirms that land zoned for apartments must serve housing purposes, not function as de facto hotels under a misapplied designation. It reflects our obligation to serve the greater good and to repair decades of imbalance.

We acknowledge that many built their livelihoods within this flawed system. But now, we must ask: At what cost? If the last 30 years have taught us anything, it's that leaving land use policy in the hands of market forces and speculative incentives leads to community harm and systemic inequality.

Bill 9 is a step toward rebalancing that equation. It protects the long-term wellbeing of our island, our neighborhoods, and our people.

I urge you to pass Bill 9 and stand on the side of sustainable housing, responsible zoning, and public trust.

Mahalo for the opportunity to testify.

Renee P Kaiama
Broker/Owner
Maui Real Estate 808

Guest User
Location:
Submitted At: 9:01am 06-18-25

Greetings Chair,Vice Chair and Council members,

I thank you for this important meeting and Bill 9 as it reflects the urgent importance of living standards and respect for residents of Maui versus those eating up the resources and space with their colonial entitlement occupations. I support Bill 9. The long term residents are the heart of the community. I am a settler from the continent and have been here for only 14 years, I do not own anything and rent with my partner who is from the islands. We work in the community, we give to our community, learn from our community and are accountable to our community. My contribution to Maui doesn't just come from the money I give to restaurants or stores or small businesses, or my taxes but comes from the boots on the ground, the hands in the soil, and the accountability that I offer everyday that I live here. It is so clearly entitled supremacy I read and when I listen to the occupied owners of the STR_s. They think they are Kapalua and somehow they made it a place. Somehow they think their money is the community. It is horrific as the continuation of predominantly American occupiers think they are what makes Hawaii work. I know that local families do own STR_s and this income supports their families. I know that solutions to housing are going to hurt some people but the majority of people who own do NOT want to live here and are not solutions to the massive crisis that Maui residents face everyday.
As far as Bill 9 I do have questions, the amendments made on June 3rd to make this go into effect 5 years from now. This bill needs to go into effect much sooner as in 5 years there is a devastation effect to Hawaii at large with the lack of housing and the detrimental effects of colonial occupation for tourism. I understand there are complications for all these owners that think they deserve to take up space because they bought in an illegally occupied nation. Yet 5 years seems way too long given the dire circumstance of housing needs. I also question the stated amendment reading "Clarifies that validly existing time share units or time share plans are exempt from being phased out;" how is it possible that these time shares are given exemptions from phase out? Given the issues with overuse of water, the diaspora, homeless disaster, illegal occupation, Hawaiian homelands still not being awarded, why would these STR_s be given preferential treatment? Why are there exemptions given to them versus the actual people of Hawaii that have not been given any exceptions for land and housing that has been taken from them. The days of giving colonial pleasures exceptions over local families' living has come to end. I would also hope that the council continues to place restrictions on neighborhood owned vacation rental houses to restore a sense of place for the people who live here and the safety for the children.
I understand that the taxes and all the things give money but the fact is with that comes entitlement. The residents of this place cannot continue to be second-class citizens. I know there are good people who live here that live in other nations and that they love Maui. Yet the majority of what this brings is the contribution to how things work such as, making the prices skyrocket, the beaches overcrowded, the community their servants, the water disappear, the traffic unbearable, maintenance of homelessness and the diaspora of local families. I ask how

many trees have they planted for the native ecosystem, how many streams have they worked to protect, how many teachers have they thanked, how many families have they helped to rise, how many local neighbors do they know, how many legislative sessions have they stood with local families? These are the differences of occupation owners versus people living in a place. The short term rentals are houses that should be for families that live here. Long term families should not be without housing so out of town people can come occupy when they or their friends like. The data is in the short term rentals and Minatoya list needs to be dealt with. I am thankful for the Maui County council and the Mayor for standing for the people. I support Bill 9 and stand with the people of Lahaina Strong, Lahaina Community Land trust, Maui Housing Hui, HAPA, and the other countless living and past residents of Maui and the need for housing to remain accessible and community owned. Phase out these STR_s and if the owners are not happy that is ok. Local families are not happy, nor consenting, or thriving from all the years of illegal and continued suffering because of American occupation.
I support Bill 9. Housing for the community first and now.
Thank you Pahnelopi McKenzie

Guest User
Location:
Submitted At: 8:53am 06-18-25

Aloha Esteemed Council Members,

I'm an interfaith minister here on Maui. I strongly support Bill 9 and the full phasing out of STVRs on the Minatoya list—with no carve-outs. Your vote to pass and enforce this bill will have lasting benefits for our entire island community.

Over two-thirds of my income comes from the visitor industry, so I understand the concerns about tourism. But I also know what a real crisis looks like—and we are in one.

A crisis is a turning point. I see families—sometimes 15 people—crowded into two-bedroom units, working multiple jobs and still unable to secure adequate housing. Others sleep in cars or surf couches, doing their best just to stay here. This is a crisis of home.

The Minatoya list was never meant to be permanent. It was an exception—and now is the time to correct it. Phasing it out will return desperately needed housing to local residents.

We're also in urgent need of doctors and healthcare workers—professionals who might come and stay if housing were available.

In a true crisis, you do everything you can to help. That moment is now.
with aloha,
Rev Julienne Givot
96753

Guest User
Location:
Submitted At: 7:49am 06-18-25

As someone who was born and raised on Maui and then moved to the mainland due to housing costs and opportunities as a young adult, I am in support of Bill 9. Growing up, the running joke was that the young people of Maui would not be able to afford housing. How is that sustainable? How are Maui residents supposed to live their lives competing with tourists for housing? I understand that when these properties were purchased as secondary housing that it was legal, but just because it was legal doesn't mean it is just. I support Maui residents being able to access more housing. I support Bill 9.

Guest User
Location:
Submitted At: 7:29am 06-18-25

I am writing in opposition to Bill 9. And I think it's important for the Council to recognize we are not the villains in this story. And we have in the past, and continue to support the people of Maui in a myriad of ways. I present here, another perspective.

Supporters of Bill 9 continually want to paint us as the big bad wolf, and a bunch of rich, greedy people. That couldn't be farther from the truth. Owners of most vacation rental condos are lucky enough to break even these days. And essentially all the money we spend as owners, stays on Maui, as does the money spent by our guests.

We have owned our property since 2006, and in that time, one of the things we've done every year, is offer our home in a charity silent auction for a non-profit. We have always felt strongly about giving back, and this was a way to share the beauty of Maui with others as well.
After the August 2023 fires, we decided that a whole different level of giving was required. Within 12 hours of the fire in Lahaina, it became quite evident that people were not going to be able to return to their homes. I immediately jumped on Facebook where I joined in several conversations where we were trying to secure housing for people. I connected with a family of 4 and did not hesitate to open my home (vacation rental property) to them at no charge. I told them that they were welcome to stay as long as necessary, as our future guests had cancelled, when the state and county were discouraging people from coming to the island.

Then, as soon as drop off locations were established like the Sheraton and Honokowai, once again we didn't hesitate to jump in and help. For two straight weeks, every single day, we drove from the South side to Costco and filled our car until there wasn't an inch of space. We would then drive to locations on the west side and drop off donations of food and other essentials. Whatever was posted on the "Things We Need" lists online. We did this all day long – at our own expense.

Then came the Facebook pages that were created so people could start an Amazon gift page for themselves for items they needed. For an additional year, I would visit these pages and purchase items for strangers several days a week. Again, at my own expense.
So when people call us greedy, treat us as if we are horrible people, with no feelings ourselves, and treat us as though we've been doing something illegal, when we absolutely have not, it's like a dagger to my heart. I just feel it's important that people remember we're humans with needs too. And we're not what they make us out to be.

There must be a better compromise then what is currently being presented. I would urge you and the other Council members to try to come up with that better solution that treats all of us with the respect WE ALL deserve.

Thank you for your time.

Guest User
Location:
Submitted At: 7:07am 06-18-25

Aloha, my name is Lucy Reardon and I am in support of Bill 9. I am a lifetime Lahaina resident, and I lost the home I was raising my children in on August 8th 2023. I am in support of this bill, because I have seen first hand how short term rentals affect our community. My family has yet to find stable housing, my children have had to move 6 times, and each time it's time to start a new year at school we have to figure out what part of the island we will be on to figure out what school we can sign up for. I am currently living in a condo that was being used as an Air BNB, our lease is up and we sat down and had an interesting conversation with the realtor that manages it. In her eyes "local" people cannot live in condos, "local" people don't want to, and "local" people can't afford them.. all of these statements are false. Us "local" people would LOVE to live in a home they can call there own, where there babies can have a bed to sleep on every night. Local people can definitely afford them, if they weren't all owned by Tom, Dick, and Jerry in Colorado. And us local people do not owe them nothing. They WANT to own 5 condos somewhere they don't live and CHOOSE to post them as short term rentals. Meanwhile I NEED To find a place for my babies to sleep. Needs are essential for survival and a persons well being, someone wants something to simply enhance something that is not necessary. Needs are basic requirements like food, shelter, and healthcare. While wants come from entertainment and luxury. Why should you be entertained in luxury while the people that are from this land suffer?

Guest User
Location:
Submitted At: 6:27am 06-18-25

I am Karan Marsh, retired California State employee. My husband Steve, retired San Jose fire fighter. We strongly oppose Bill 9 as it harms Maui residents and does not solve the housing problem.
Per the Maui Community Plan, in the 1970s, Maui County asked for and received Federal funds to attract tourists via these accommodations to strengthen the economics of this beautiful island via the Kihei 701 Plan. All documented within County records. Since the 70s, we have legally stewarded our properties and promoted the Aloha spirit increasing island revenue by billions.
The State approved the continued STR business license at our address. The State and County approved our condo purchase with the continued STR business. Bank of Hawaii charged us Condotel mortgage rates. What compensation are you prepared to pay for this taking of our business? Last hearing, someone recommended increasing taxes on investment properties. Tenants, you need to protest such an increase, so your rent is not increased to cover that cost. If Tenants want lower rent, County needs to lower property taxes.
Maui's 2026-Operating-Budget sets aside almost $67 million to bankroll countywide residential projects and infrastructure. In 2019, Maui purchased an Affordable Housing Plan which documented new complexes with 6,371 affordable Maui homes. If you eliminate legal STR condos, will you push visitors into illegal neighborhood STR homes?
Commission Members, we all have wasted too much time, blood, sweat and tears on Bill 9. We'd rather avoid litigation as much as you. Stop throwing good money after this bad idea. Finish the developments. Convert malls, buildings and unused properties into loving homes.
If this measure goes through, we will move permanently into our Wailea Ekahi condo. We will do our very best to support the current residents, which Bill 9 severely penalizes as it turns a blind eye on Maui's small businesses.
Proponents of Bill 9 wish remaining tourists to stay at the expensive hotels which continue to pay slave wages to their employees. If you think STR profits go offshore, where would profits for long-term rental go? BTW, there are rarely STR profits. Hotel profits go offshore.
Thank you for this opportunity to oppose Bill 9 as it harms Maui residents and does not solve the housing problem._

Guest User
Location:
Submitted At: 5:58am 06-18-25

Thank you for your consideration that long term rentals are not going to be financially feasible at Haleakala Shores, Kihei. My monthly expense is $3250 (for a hypothetical long term rental): mortgage($180k), property tax, insurance, HOA dues. HOA dues keeps going up every year by $100/month. I can't rent my place for the required amount with no pets, 1 parking space and no storage. And look at my low mortgage, that was on original purchase price of $250k in 2003. So only owner occupied or empty will work at Haleakala Shores. Thus my place becomes untenable. I am a retired senior who depends on the small income per year ($10k) and the appreciation of my property. It will be unsellable. By taking this property from me, it will hurt me badly. I will have to sue the county which I don't want to do. Can you give me $1000 a month to make the long term rentals feasible in my complex. Please vote no.

Guest User
Location:
Submitted At: 5:53am 06-18-25

Aloha council.

I am opposed to bill 9 but not opposed to affordable housing. I think these condos are economic assets that have proven to be net benefit for the county. Hundreds of condos are currently for sale at prices much lower than any Minatoya condo would "come online" for. List price and condo fees are lower, they are residential and in residential communities (not surrounded by hotels and hotel zoned STRs), but have been on MLS for hundreds of days. Are you ok casting financial ruination on these owners just to flood the market with discounted properties that are still priced out of range for a local buyer?

All you're doing by approving Bill 9 is changing one mainland owner who is a net contributor to the island (STR owner) for a mainland buyer who just uses it as a vacation property.

The solution is to do what has been asked of you for decades. Build more affordable housing.
STRs create the revenue streams to make this happen, and I guarantee you that phasing out these A-zoned condos is nothing but a fool's errand.

I'm a dental assistant and my partner is a landscaper and we have a secure rental, so pass or not, it doesn't affect us directly, but without these rentals and the money they provide the county, I expect all of our costs to rise. Enough is enough. Do things that make sense, not thing that make a small group of radicals happy.

Guest User
Location:
Submitted At: 2:58am 06-18-25

Aloha County Council members
Mahalo for your tireless attention to this controversial Bill 9.
As a 30+ yrs. real estate appraiser, I would like to let you be aware of
what is probably an unintentioned outcome of Bill 9's threat to Minatoya
list apts. So far this year the Bill 9 threat has significantly depressed
the sale prices of condos.that are on the list (ex: in my complex the most recent sale
is a reduction of 38% from the 2024 tax valuation). However cheaper condos. are
presenting A ONCE IN A LIFETIME OPPORTUNITY FOR RETIREES!!!..who
have dreamed of owning "a slice of paradise" for their retirement from the mainland
(agents say "yes we are seeing a lot of mainlanders"). Every week 78,400 people
turn 65 in the US. Only a fraction of 1% need to love Maui enough to move here
for retirement...and Bill 9 would give them much cheaper condos. to buy...to live in
not to long term rent. Bill 9 gives little or nothing to current residents..and it takes
away 100's of jobs and family incomes.
A NO vote is truly responsible government
Mahalo, Ron Hansen,22 yr resident, Hauoli st, Wailuku

Guest User
Location:
Submitted At: 1:33am 06-18-25

My housecleaners are looking to move off island, as Bill 9 would destroy their livlihood of the past 8 years.
The Univ. of Hawaii analysis says 1900 jobs would be lost if Bill 9 is approved. This loss becomes 3800+ jobs
when "trickle down" losses are included..ie 1900 direct losses cause a fall off in families' spending...which,
in turn causes more job losses..thruout the economy...and, obviously, the jobless have to move off island to get a job.

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Guest User
Location:
Submitted At: 11:35pm 06-17-25

As an owner of 2 condos in Wailea I strongly strongly oppose the short-term rental bill.
I own a unit at the Grand Champions condominiums located in Wailea. This condominium is on the Minatoya list.
When it was built it was meant to be used as a vacation rental. This property is listed as a condo-hotel for
property tax purposes. Not for residential use!!!
Furthermore I am spending 6 month of the year on Maui and I am well connected with local people in Kehei and
Wailea. Several of my friends are either business owners on Maui and or are working for a corporation on Maui.
All my friends are very concerned when all the units of the Miniatoya list will no longer be able to lease their units.
This would have a huge impact on their business and or their work place.
Eckhard Evers

Guest User
Location:
Submitted At: 11:23pm 06-17-25

Aloha mai k_kou, council members. My name is Justin Kekoa Kekiwi and I want to thank you for your time and your listening ears. I support Bill 9.
I want to thank Mayor Bissen and his staff for proposing this bill and doing such a good job on their presentation. It gave us factual information by thoroughly gathering data, while addressing the positive and negative impacts by bill 9. It's fairly obvious that our housing crisis far outweighs the oppositions concerns and loss of profits. Maui County is prepared to take on the ripple effects when this bill is approved and has the viable solutions to cover those differences, so, this is an easy decision to help out a lot of our local families, this council should support the Mayor's proposal.
I do want to echo the mayor, that this is not the solution to our housing crisis. However, it is a bold step in the right direction, and I commend the Mayor and his staff for pushing this forward, but we have decades of poor planning and bad decisions to address, so this is just the beginning.
Council members, mayor Bissen, and supporting staff, I would like to see a similar approach and course of action taken for all of these luxury developments currently being proposed. 10,000 plus units throughout Maui in the next several years surfacing and moving forward. A VERY small percentage of those units will be affordable. A lot of those units are even stated in their plans that it's targeted for out of State residents or investors, and that's straight up unacceptable. I urge the County to do the studies, the graphs, figure out those numbers as you did for the TVRs to create a bill that allows our community members to become home owners to a bigger portion of these units. Those investors should be mandated to open their books and only be allowed a certain amount of profit, not millions and millions off of our resources and limited housing opportunities.

These 6,000 tvr units being converted back to longterm rentals is just one of many ways to keep our families home. If we continue to move in this direction, where the communities needs is priority over foreign investments ànd if we incorporate that into our laws and these future developments, you will see our community thrive, and that Aloha spirit that has been dwindling away, it will grow and spread again, I guarantee you that! So, please council members, make this a unanimous decision and approve Bill 9.
Mahalo k_kou....

Guest User
Location:
Submitted At: 9:58pm 06-17-25

TESTIMONY IN STRONG SUPPORT OF BILL 9 (2025)
Submitted to: Maui County Council, Housing and Land Use Committee
Date: June 18, 2025
From: Ka L_hui Hawai_i
Aloha Chair Lee, Vice Chair Sugimura and Councilmembers,
Ka L_hui Hawai_i submits this written testimony in strong support of Bill 9 (2025), which would phase out transient vacation rentals (TVRs) in apartment-zoned districts across Maui County. This legislation is long overdue and urgently needed.
For decades, the so-called “Minatoya List” has allowed hundreds of units to be diverted away from local families and toward the short-term visitor industry, despite the fact that transient vacation rentals were removed as a permissible use in apartment zones as early as 1989. These exceptions have contributed to our devastating housing crisis, displacing working-class residents, Native Hawaiian families, k_puna, and keiki who can no longer afford to live in their own communities.
The devastating August 2023 fires only magnified this crisis. Over 5,400 homes were destroyed, leaving more than 12,000 people displaced and worsening an already impossible housing market. Every available unit must be focused on the urgent and long-term needs of Maui residents—not short-term profits for absentee investors.
Bill 9 fulfills the original purpose of our apartment zones: to provide higher-density long-term housing for residents, not for tourists. By removing the TVR exception for buildings built or approved prior to 1989, this bill restores the intent of past zoning laws and reasserts the County’s duty to put local people first.
We mahalo Mayor Bissen for standing firm on this issue and for stating clearly:
“Housing is not a speculative asset. It is a basic human need... Bill 9 is more than a policy — it’s a promise to our people.”
Ka L_hui Hawai_i calls upon the Maui County Council to honor the voices of the l_hui who have spoken out, marched, testified, and grieved in the face of loss. This bill is one essential step in reclaiming housing for

residents and restoring balance in our communities.
Vote YES on Bill 9.
Me ke aloha __ina,
Ka L_hui Hawai_i

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Location:
Submitted At: 9:58pm 06-17-25

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Vote YES on Bill 9.
Me ke aloha __ina,
Ka L_hui Hawai_i

Gina Jones
Location:
Submitted At: 9:10pm 06-17-25

Dear Maui County Council,

I have submitted testimony before the last meeting, but planned on going in person tomorrow to speak but ended up not being able to. As such, I wish to submit another written testimony but from a different point of view that has not been discussed by anyone; the children of Lahaina.

I am a second grade teacher at King Kamehameha III Elementary School. I was teaching right after the fire when we were located at Princess Nahi'ena'ena and saw first hand what the fire did to the children. The trauma, the PTSD, the constant wondering if they would go home to another fire. I have seen many of my students' grades fall, them not eating their lunches, and wondering who would pick them up from school "just in case" their parents did not survive the day. Additionally, wondering where they were going to spend the night tonight because their homes burned down. Some students moved over 10 times in 6 months; they would talk about leaving their toys behind because they couldn't find them when they were being rushed out of the hotels. Students with 6 or 8 children in their families were being forced to sleep 4 in a bed, or on the floor.

According to Maslov's Heirarchy of Needs, a stable home is the most fundamental factor in a child's life, next to food, that enables them to thrive in daily life. It is impossible to expect students to care about anything in their lives when they don't have their basic needs met. Their thoughts are consumed. Their negative behaviors come out. Their school progress falls flat or even below levels before the fire.

Some students are finally beginning to show progress, 2 years later. Others are having to catch up because they lost so much. Their temporary homes behind Lahaina Foodland will again, kick their families out after a specified amount of time. Then the process starts all over again - their foundational basic need will be taken away again.

Meanwhile, many condos sit empty, waiting for their next weekend's guests to show up to put an absurd amount of cash into the owner's/property manager's pockets. They like to talk about the economy tanking, restaurants closing, and people losing their jobs. Let's be real: they only care about their profits. People will find new jobs. Restaurants will be frequented by locals, as they have been. To hear the owners and property managers say the condos are "too expensive" for locals to rent or buy says all we need to know about these people. They are stating that all locals are poor and staying that way, and don't deserve to rent or buy. Marie Antoinette once said "Let them eat cake", and this is the same message the locals are getting from the owners. They will also say that they have to use their condos as a STR because they need the income to pay their mortgages, HOA fees, and themselves as a way to make a living. Let me be clear: Owners and property managers only care about their bottom lines. Meanwhile, their condos may sit empty for months at a time when so many families are in such desperation for housing. People who use these condos as investments should invest elsewhere; there are so many options in the entire world they can buy.

As I mentioned in my previous testimony, I live in Makawao and commute to Kapalua everyday to give these students as much love and stability I can give them. They deserve it. I had planned to move to Lahaina but since the fire I recognize that the multigenerational families need housing more, and I refuse to take housing away from the people. I don't care about the drive just so my students and their families will have one more housing option if I stay in Makawao.

I ask you. Please help the children on our island by voting to ban the Minatoya condos.
Mahalo for your time.

Gina Jones, M.Ed
2nd Grade Teacher
King Kamehameha III Elementary School

P.S. I have attached a picture of my students for you to see their sweet faces before making your decision.

Guest User
Location:
Submitted At: 8:45pm 06-17-25

Aloha mai k_kou, my name is Janice.
I strongly SUPPORT Bill 9 to phase out short term rentals on the Minatoya list WITHOUT special protections for timeshares. Hearing testimonies for and against Bill 9 at the June 9 council meeting, and after reading other e-comments, I am even more convinced that the 6,127 units on the Minatoya list should be converted to long-term housing. Yes, they are older, and will very likely require refurbishment or remodeling. However, this cost would be much less than building new units. Short term housing has pushed our _ohana out, driven up rents, and turned residential neighborhoods into commercial zones. I wonder how those STR owners in opposition to Bill 9 would feel if this situation existed in their communities? Local residents are being told to accept the status quo, or to be patient and wait for change. If we don_t make the necessary changes now to ensure sufficient housing for our community, then when will we? ‘A_ole! Enough is enough!
Please return housing to the community first, where it belongs!
Mahalo.

Ted Highberger
Location:
Submitted At: 8:42pm 06-17-25

We’ve been blessed to share God’s sacred land at the Kaanapali Plantation. Because family responsibilities require us to be on the mainland the majority of the year, we share with others through the short term rental program what God has shared with us. Beside it being the right thing to not have the unit sit empty, this creates a plethora of money for Maui County. We pay 10k more in property taxes, renters pay sales tax on their nightly rent, their meals, excursions, souvenirs, etc, etc. In addition, our visitors create numerous jobs in the service and hospitality industry as documented in the research analysis. Lastly, although I believe the demand for this beautiful land will always stay strong keeping valuations high, even if there is the predicted 30% valuation drop, our property would still sell (don’t get me wrong, we will not sell regardless of outcome) for a million dollars. Add this to the 53 year old complex fluctuating HOA fee of over 30k per year and it is clear to see this bill does not create affordable housing and is not in the best interest of the vast majority of Maui County residents. Thank you for your time..

Guest User
Location:
Submitted At: 7:41pm 06-17-25

I'm pretty bummed I keep getting pushed to this e-comment after sending in my testimony to all council members. The last email I got said "to officially" send it in, I needed to use the e-comment link?? This is really a run around again. Well, in addition to what I sent in, I'd like to just add one more thing.....I think the water example Paele did with the non vacation rental versus vacation rental was a good idea. However, I do not think those complexes are good comparisons AT ALL! He used Palms at Wailea (Short term rentable) and then Wailea Palms (Long Term only) they do have about the same amount of units that does compare, but the long term side has many second homes, meaning the people aren't even there. I feel like a much better comparison would be 2 complexes that are full of people all the time, say Kihei Villages (Long term only) versus Maui Vista(short term rental). That would make a lot more sense to guage a number of the water usage. I've sent my testimony in several times so hopefully that is taken into account in addition to this e-comment.

Guest User

Location:
Submitted At: 7:32pm 06-17-25

Aloha,

My name is Jenny and I strongly oppose bill 9. Coming from Macau and Hong Kong, I understand your housing shortage.

I grew up in government subsidized housing in Hong Kong and you must build similar services here in Maui. My family started in 200USD per month subsidized housing, which gave us the ability to work and save for a larger subsidized flat. That was decades ago and Hong Kong still offers subsidized flats at 295usd per month - up to 90% subsidy. I then immigrated to America and started over again.

Please take a look at Hong Kong's Home Ownership Scheme, green form subsidized home ownership, and subsidized-sale sandwich class scheme. These saved at least 30-40% versus private offerings.

These programs delivered substantial savings through scaled development, land subsidies, and restrictions on resale. They prove that publicly supported housing can offer real affordability, unlike short_term fixes like Bill 9, which won't generate new housing stock or control long-term costs.

Guest User
Location:
Submitted At: 7:21pm 06-17-25

Aloha County members,
My name is Alex Bendetov. I am Washington State resident. Our family acquired a vacation rental unit few years ago. I strongly believe that phasing out short term rentals will have no effect on the availability of affordable housing and has a great potential to harm local economy on multiple layers (taxes collected, tourist dollars spending money at local businesses, jobs for cleaners and property managers going away. Property on or close to the water will always be more desirable, and will always sell at a premium. Bulk of the units on the Minatoya list at current prices only make sense if you are reach and want a second home or if you intend to rent it out part of the time. Even with 30% price drop as predicted by the UHERO study, they will still be out of reach for families looking for affordable housing options. Looking at the Zillow listings, there is no shortage of available housing, there is shortage of units which can be purchased at affordable prices. Also, if it was not for vacation rentals, Maui would not have the capacity to house fire victims. If all those units were long term rentals, there simply would not be sufficient capacity.
I hope the decision will be made based on data and reason, and Maui will have a thriving economy.

Guest User
Location:
Submitted At: 7:09pm 06-17-25

Maui County Council Bill 9 seeks to phase out short-term rentals to prioritize the housing needs of residents over the demands of tourism. This bill does not strip property owners of their rights; rather, it adjusts zoning regulations to encourage long-term rentals. Current property owners will still have the opportunity to earn rental income, but the focus will shift to providing stable housing for local families and workers. This is a critical distinction and one that underscores the fairness of the proposed legislation.

The displacement caused by the wildfire has left Maui residents scattered across the island, state, and even the mainland United States. Phasing out short-term rentals will help increase the housing inventory, offering displaced residents a chance to rebuild their lives on Maui. By providing more available housing, the bill will also help stabilize monthly rent prices, making housing more accessible and affordable for all residents.

A robust workforce is essential for Maui's economy to thrive, yet many workers have been forced to leave due to the lack of affordable housing. By phasing out short-term rentals, Bill 9 will ensure that housing is available for Maui's labor force, enabling businesses to maintain their operations and provide essential services. If we continue to prioritize tourism and short-term profits over the needs of residents, Maui risks losing the very people who sustain its economy and culture.

Short-term rental operators have raised concerns about the potential financial impact of Bill 9. While these arguments merit consideration, the broader community's needs must take precedence. The housing crisis affects every aspect of life on Maui, from education and healthcare to business and community well-being. The benefits of stabilizing the housing market far outweigh the drawbacks, especially when the long-term health of the island is at stake.

For too long, previous administrations have hesitated to address the root causes of Maui's housing crisis, allowing the situation to worsen. Bill 9 represents an opportunity to reverse this trend and enact meaningful change. This legislation is not merely a policy adjustment; it is a commitment to prioritizing the needs of Maui's residents over external pressures.

The time to act is now. The challenges are immense, but they are not insurmountable. By phasing out short-term rentals, Maui can take a significant step toward addressing its housing crisis, preserving its workforce, and rebuilding its communities. Let us seize this moment to make a difference and ensure that Maui remains a place where residents can live, work, and thrive for generations to come.

Guest User
Location:
Submitted At: 6:58pm 06-17-25

I am in opposition of this bill because it does not make sense and I have identified many ERRORS in the Mayors report.
-On pages 38-39, it says from 2010-2023, 161 homes were built in W. Maui and 111 built in S. Maui. On page 39 it says that of the homes built in W. Maui from 2010-2023, 448 are occupied by residents and 639 by non-residents. How does 448+639=161? And for S. Maui, 249 occupied by residents and 415 non-residents. How does 249+415= 111 homes built in South Maui? This is misleading because there have not been any vacation rental condos built from 2010-2023, only hotels.

-On page 83, property 1 is 100% occupied and property 2 is 26% occupied, so it would make sense that if there are 1/4 of the occupants, they would use only 1/4 of the water that the other property uses. The claim that TVR's use more resources is misleading. If the goal of this bill is to have more empty, unoccupied condos, then that's what should be stated. Individual condos in the Minatoya STR's are able to educate their guests and have more of an influence on their water/electricity usage than the hotels. Hotels use much more water than the Minatoya STR's.

-I found 10 more similar false claims in the Mayor's presentation which really has me worried, because this bill is NOT going to do what the Mayor hopes it will do. It is NOT based on facts. It will NOT help the residents of Maui. The only people it may benefit are the HOTELS, and the mainland investors who will buy the condos at a discount which will only exasperate the problem.

Let me also be clear, I am a resident of Maui and I want to see more affordable housing options! I do not want to see any more hotels built and I want the moratorium on new TVR permits to be extended. Minatoya STR's should be allowed to continue. If there is a complex where it makes sense to disallow it, target those, but please do not vote to phase out all of the Minatoya List Condos. They do not equal affordable condos even if the prices were 25% less. This bill takes away opportunity for residents to earn a better living. One simple example, my cleaner makes $200/clean, which takes her 1-2 hours. Hotel housekeeping staff get paid $20/hour. My cleaner can afford to buy her own property, while the hotel housekeeper can afford to pay rent. Every department in a hotel equals a small business for the Minatoya condos. People of Maui deserve to own their own homes! We need to create more opportunities instead of squashing them! Please oppose this bill for Maui. Mahalo!

Guest User
Location:
Submitted At: 6:57pm 06-17-25

Public Testimony in Strong Support of Bill 9

Submitted June 17, 2025 | Maui County Housing and Land Use Committee

Aloha Chair and Councilmembers,

I submit this testimony in strong support of Bill 9 and urge you not to be swayed by the sudden influx of opposition voices on Granicus. The number of testimonies is not a true measure of community will — it is a reflection of who feels their profits are at stake.

Opponents of Bill 9 are often those who directly benefit from the continued commercialization of apartment-zoned properties, particularly short-term vacation rentals (STVRs) that were never intended to function as hotels. They are now fighting — not for the community — but to protect speculative investment returns, often at the expense of local residents and renters.

Let's be clear: Bill 9 seeks to restore integrity to zoning laws, protect long-term housing, and prioritize Maui's people over tourism profit. That is its kuleana. Opponents claim that rescinding STVR permits will not help housing, but this is factually false.

There is ample data from across the islands and nationally that shows converting STVRs back to residential use increases housing inventory, moderates rents, and relieves displacement pressures. Maui has lost thousands of units to the short-term market. Even if not all of these units become "affordable housing" in the technical sense, every unit returned to long-term use helps stabilize the housing ecosystem.

Opponents argue that HOA fees, taxes, and insurance make these units unaffordable. But this is misleading. Not all units will be for low-income residents, and that's not the only point. Middle-income residents — essential workers, nurses, teachers, k_puna — are also being priced out, and they desperately need options.

The idea that these properties "feed the community" through tax revenues is morally upside-down. Tax revenue is no substitute for shelter. We cannot continue to justify community harm by measuring economic output alone. A healthy society protects its residents, not just its tax base.

Many of these STVR units have operated under grandfathered or conditionally permitted exceptions that were never meant to become permanent entitlements. Just because something thrived for a time does not mean it must continue, especially when the public cost is so high. Zoning is not a gift to investors — it is a contract with the public.

I also want to address why it seems like supporters of Bill 9 are in the minority on Granicus. The answer is simple:
• STVR opponents are more organized, wealthier, and louder because they are directly protecting income-generating assets.
• The supporters — residents, renters, future buyers, displaced families — are less organized, less vocal, and often unaware how this bill helps them.
• Granicus does not reflect quiet suffering. It reflects who has the means and motivation to submit repeated testimony.

Please do not confuse silence with support for the status quo. The families living in cars, couchsurfing, or paying 60% of their income in rent are not logging into Granicus. They are surviving. It is your job to be their voice.

Bill 9 is not radical. It is restorative. It closes loopholes that have been exploited. It signals that our County will no longer prioritize hotel-like profits in residential zones while our people suffer displacement, overcrowding, and hopelessness.

Let's be real: this is not about HOAs, taxes, or vacation memories. This is about power — who holds it, who wields it, and who is left behind. If you believe your duty is to the public trust and not to investor ROI, then you must pass Bill 9.

Mahalo for your time

Raymond Kaiama

Guest User

Location:
Submitted At: 6:30pm 06-17-25

Re: Opposition to Bill 9 (Short-Term Rental Ban)

Dear Members of the Maui County Council,

I am writing as a regular visitor to Maui with deep personal and family connections to the island, to respectfully express my opposition to Bill 9, which proposes to phase out legally operating short-term rentals in apartment-zoned areas.

My visits to Maui are not just vacations—they are meaningful opportunities to spend time with relatives, support local businesses, and immerse myself in the unique culture and community of the island. Each time I visit, I choose to stay in a legal short-term rental because it offers a practical and affordable alternative to hotels, especially when traveling with extended family. These rentals allow me to be near my loved ones while also experiencing Maui in a way that feels more connected to local life.

Importantly, I—and many visitors like me—spend a significant portion of our budget at locally owned restaurants, grocery stores, farmers markets, cultural attractions, and small businesses. This spending directly supports the local economy and jobs. The availability of short-term rentals makes these repeat visits possible. Removing them would not only reduce my ability to visit regularly, but also reduce the amount I am able to contribute to Maui's economy.

I understand the need to balance the interests of local residents with those of visitors, and I fully support efforts to preserve housing for long-term residents. However, I believe there is a way to achieve this goal without eliminating legal, well-managed short-term rentals that operate responsibly, pay taxes, and serve an important role in Maui's visitor economy.

I respectfully urge the Council to reconsider the sweeping approach of Bill 9 and instead pursue balanced policies that allow for the continued operation of regulated short-term rentals while addressing housing concerns through targeted measures.

Thank you for your time and for considering the voices of visitors who care deeply about Maui and want to be part of its future in a respectful and sustainable way.

Sincerely,
Rachelle Yongvonich

Guest User
Location:
Submitted At: 5:50pm 06-17-25

With due respect, we oppose Bill 9.

Bullet points to keep it condensed:
1. Our condo has been a vacation rental for 50+ years, before the advent of AirBnb and VRBO.
2. We purchased in 2008 and at no time was the Minatoya List mentioned or were we informed this vacation rental would be in question to operate as such.
3. Real Estate Information Form stated at time of purchase 4% of the property was owner-occupied, the rest vacation rentals.
4. Title Guaranty Escrow Company listed the Land Classification: Hotel and Resort.
5. We were told by the Pacific Island Home Loans' Officer our loan rate was increased above the normal because we were classified a Hotel/Condo.
6. In 9/22/08 there was a Title Change. Document says: "County of Maui Real Property Tax, Section 3.48.305 of the Maui County Code pertaining to real property tax valuation and classification of land states that when property is subdivided into condominium units, each unit shall be classified for tax purposes as Apartment, Commercial, Homeowner, Time Share, or Hotel/Resort based upon its actual use. For the assessor to comply with this mandate, it is necessary to make a determination as to the actual use of a condominium unit." HOTEL/RESORT was checked and it was "Received" by the Division.

7. Our condo has been in the AAA Travel Tour Book for decades.
** We have supporting documents of the above but did not attach them for privacy reasons.

We purchased this condo because we love Maui and have memories of bringing our little hapa kids here where they felt welcome. We also wanted to spend more time here when we retired, and we now bring our whole family here so they can experience what we love.

We couldn't afford the mortgage, HOA fees and assessments without it being a vacation rental. To date, our condo is not worth more than what we have put into the condo and the property in the last 17 years to keep it up.

Our guests review us and love the island. In our description of the property, we foster respect for the island, its people and culture.

Banning Vacation Rentals will have a dire effect on Maui and places we recommend to our guests: Coffee shops, restaurants, excursions, small businesses from t-shirt shops to massage and nail salons. It will funnel tourists to the big hotels and restaurants owned with deep pockets.

Our property manager, housekeepers, handymen, furniture shops (to keep our unit nice) are worried. Some do not have the mental strength, wherewithal or they fear speaking up. Some owners of our property have expressed their opinion on social media and have been threatened.

Many of us pray the Council will do the right thing for the island. Ban the illegals but keep the tax paying ones that have contributed to the island for decades.

Thank you for your consideration.

Guest User
Location:
Submitted At: 5:20pm 06-17-25

My name is Tammy Estrada and I work full-time as a reservation booking agent for the Makani Sands Condominiums in Lahaina, which is on the Minatoya List. I have lived on Maui for 6 years. I oppose the proposed legislation, Bill 9. If this bill is passed, I will lose my job. Please vote against this legislation.

Guest User
Location:
Submitted At: 5:14pm 06-17-25

I oppose Bill 9. I am very worried about what will happen to the employees of the STRs on the Minatoya list. Our employees have families to support. The hotels will not have enough available jobs for everyone in the hospitality industry that were at STRs. Please consider the intended use of the properties on the list before you get rid of STRs. Thank you, Susan Kuehne, Kahana Village

Guest User
Location:
Submitted At: 5:12pm 06-17-25

For the record, I oppose Bill 9 because it harms local residents without offering a real solution to the housing crisis.

This bill threatens the livelihoods of local families, small vendors, and employees who rely on the vacation rental industry to make ends meet.

There is no evidence that Bill 9 will increase long-term rental availability but the economic damage to our community is certain.

Our condominium declarations explicitly allow for vacation rental use, a use that was approved by the County at the time of development.

Karen Laustrup
Property Owner at Kamaole Sands 3-206

Guest User
Location:
Submitted At: 4:36pm 06-17-25

Hello Chair, Vice Chair and Committee Members
My name is Chris Markell and my mother, and I each own a condo which we have had in the short-term rentals at Maui Kamaole since the early 2000's. We are very concerned about the proposed legislation, and we strongly oppose its passage.
We have worked hard to be part of the community and have been using local companies for all the work done on our units. If these units go to long term rentals or sold this will eliminate a lot of local jobs and tax revenue. Even after the fires we opened up one of our units to a fire victim and her husband. We kept the other unit in the short-term rental market so that the locals would still have work. We also have guests that come back year after year and they have told me that they would not be coming if it was to a hotel.
It has not been easy keeping these units through the pandemic and then the fires and the negative news stories about Maui, but we believe in Maui, the people and all the local stores we have continued to support over the years. It has also been sad to see some of them close after what has happened over the past few years. I would hate to see what would happen if these STR were turned into long term what would happen to all of the people who we have supported over the years?
I have read the studies that have been done and removing the STR will create an economic downturn that maybe very difficult for Maui to recover from. Maui's economy is built on tourism and if we lose all of these rentals then we will lose a lot more. There are better solutions to help the need for more long-term housing for locals.
In conclusion, I want to strongly oppose this proposed legislation.
Thank you

Chris Markell

Guest User
Location:
Submitted At: 3:46pm 06-17-25

Aloha Chair, Vice Chair, and Committie Members,

My name is Robert McCann and I have owned a condo on Moloka'i at Wavecrest for over 25 years and I live there full time. Wavecrest was never intended for Hawaiian Families. It consists of primarily 700 Sq. Ft. 1-bedroom condos with only 1 parkign space. How in the world are you thinking that will work for a local Hawaiian family?

I oppose Bill 9 because it will hurt local residents and does not solve the housing crisis.
There's no evidence this bill will lead to more long-term rentals—but there's guaranteed economic harm to jobs and families.
This bill, if passed, will very quickly destroy the entire economic position of Maui County and unless you have your head in the sand or you are only depending on what the proponents are saying in their inaccurate lies voting for this bill will have terrible consequences for all of Maui County.
Moloka'i condos should have never been included it this bill as it will only have a very negative impact on Moloka'i and will not help any current local family on Moloka'i to gain affordable housing.

PLEASE THINK ABOUT WHAT YOU ARE ACTUALLY VOTING ON AND OPPOSE THIS BILL!

MAHALO

Heather Quesada
Location:
Submitted At: 3:26pm 06-17-25

Aloha Chair, Vice Chair, and Committee Members,

My name is Heather Quesada, I and own a grand champions in Wailea. An area that was always intended for resorts and housing visitors.

I deeply worry about Maui's future as a whole. Just look around at our current situation. Business is doing well right now and if this ban goes into effect I fear things will only continue to get worse and worse creating more and more layoffs and job loss. Maui simply cannot afford to lose 7000 STRs and the revenue they bring to our island. Not to mention the unaffordability of the condos on the list to be phased out. My unit due to the rising costs of insurance ($6000 annually) , HOA costs ($1,750 monthly) and tax rate increases ($24,000 annually). The monthly costs NOT including my mortgage is over $4,000 monthly. Add in my mortgage payment the minimum I would be able to accept for rent will be $8,000 a month and that's with a $2,000 loss due to my mortgage being $6,000 a month. No local family will be able to afford that for a small condo.

I'm convinced this bill will do more harm than good. I worry that our already closed small businesses will be one of many to be forced to close if this bill passes. I worry about our cleaners, a 3 three generational team made up by a grandmother, daughter and granddaughter. The almost all their properties they clean are on this bill to be removed. I also worry about our handyman and many others who jobs servicing STRs depend on.

I strongly oppose bill 9 because I'm convinced this bill will do more harm than good. I worry that my already closed small businesses will be one of many to be forced to close if this bill passes. I worry about my cleaners, a 3 three generational team made up by a grandmother, daughter and granddaughter. Almost all their properties they service are on this bill to be removed. I also worry about our handyman and many others who jobs servicing STRs depend on.

One thing I ask the council to keep in mind If we don't have tourists bringing money here from elsewhere then we are just passing funds around. If buy $100 necklace at your store and then you come eat at my restaurant with it then we are just playing hot potato on who gets to hold it that day.

Will locals eat at restaurants in Kihei and Wailea?
Yes, every once in a while but not at the volume tourist do.
And unless it's outside money coming in it does nothing for our economy

Mahalo for your time and consideration

Guest User
Location:
Submitted At: 3:25pm 06-17-25

I am a resident of Lahaina and I am opposed to Bill 9. I believe it will cause worsening economic problems for an island that is already in a precarious position. I see friends and acquaintances who work in hotels, restaurants and real estate who are already on part time status and worried about how they will continue to afford to live here. If Bill 9 passes many will lose jobs and have to leave not because of housing issues but because they cant afford to live here. Tourism impacts so many other industries besides rental properties. Retail clerks, restaurant employees, rental car companies, tour companies. It's huge. In addition I dont believe that eliminating short term rental properties will greatly increase long term affordable housing. Im sure you have been made aware of the monthly costs associated with condos in Maui. Simply saying you wont maintain the exterior of the property in order to reduce costs is unreasonable. I lived in a condo here for years. Even with the ground maintained and pest control enforced we had huge problems with rodents and cockroaches inside the condos. I cant imagine what would happen if they weren't maintained. Telling people they can switch to another type of employment on a small island isn't reasonable either. There are only so many jobs in Healthcare or education and unless we build a bunch more hospitals and schools there wont be a need for more people and we know we cant even get one hospital built on the west side after trying for many years. These types of jobs also dont bring needed revenue to the county while tourism does. You can only raise property taxes so many times and personally I think we are about at our limit . For these and many more reasons I truly believe passing this Bill would be a big mistake. The state encouraged tourism in the past and built condos to house tourists because people were leaving the islands

and an industry was needed. It is still the economic engine of the islands and as much as some people may wish for something else, I dont believe you can just snap your fingers, pass a Bill and make it happen. Again I oppose Bill 9
Thank you

Guest User
Location:
Submitted At: 3:21pm 06-17-25

I oppose Bill 9 because it will hurt local residents and does not solve the housing crisis.

We are a family of three living full-time on Maui, with a new baby on the way. Our livelihood depends on the short-term rental (STR) industry—we rely on cleaning and hosting work to help cover our basic living expenses, including housing, food, and childcare. STRs provide steady income that helps many local families like ours stay rooted here. Removing this legally codified use—approved by the County and supported in our condo's governing documents—introduces financial instability at a time when many residents are already struggling to stay afloat.

There's no evidence this bill will result in more long-term rentals, but there is clear and immediate economic harm. Most STRs in apartment-zoned areas are small studios or one-bedroom condos with high HOA fees and minimal amenities, making them unsuitable and unaffordable for long-term renters. According to County data, less than 10% of STR owners say they would convert to long-term rental use if forced out—meaning the vast majority would remain empty, be sold to second homeowners, or fall into disrepair. Meanwhile, STRs generate over $60 million annually in property taxes and contribute nearly $900 million in visitor spending. That revenue funds schools, parks, road repairs, and county jobs. Losing that would create more harm than good.

STR owners and operators are not the problem—we are part of the solution. We are regulated, pay taxes, and follow the rules. The better path forward is enforcement against illegal operators, not punishing legal ones. Maui needs real housing policies: fast-tracked development, affordable housing incentives, and cost-reduction programs for residents. Bill 9 doesn't solve the housing crisis—it destabilizes local families and undermines our island economy. I oppose Bill 9 and ask you to protect Maui's working families.

Guest User
Location:
Submitted At: 3:18pm 06-17-25

Aloha,
I am a STR owner. I employ local helps to manage, clean, upkeep my unit. All supplies are purchased from local stores. This helps local business and residents to better their lives. My tiny unit does not provide enough space for a family to live long term. However with this Bill's passing, it will certainly cut off the revenue from STR that I use to pay my suppliers. Please allow it continue to be STR.

Guest User
Location:
Submitted At: 3:18pm 06-17-25

The company I work for purchased a failing business with 3 locations in Hawaii including 1 on Maui. Since then the businesses in Hawaii have turned around and we have added an additional location in Honolulu. The Maui location sells much of its products to contractors doing remodels and repairs to short term rentals. This company has never laid off an employee in its 30 year history the Maui location has over 20 well paid local employees who receive great benefits. My concern is if bill 9 passes the contractors will slow down causing and business will drop and we may not be able to keep all the hard working employees. I oppose bill 9 please vote no.

Deleted User
Location:
Submitted At: 3:12pm 06-17-25

Written Testimony in Support of Bill 9

To the Maui County Housing and Land Use Committee

I. Introduction and Context

Aloha Council Members,

I submit this testimony in strong support of Bill 9, which seeks to close longstanding zoning loopholes related to short-term vacation rentals (STRs) operating within apartment-zoned properties. The County's kuleana is to serve the people of Maui by prioritizing the wellbeing of the community and protecting both affordable housing and the environment.

The Minatoya Opinion, issued in July 2001 by Deputy Corporation Counsel Richard K. Minatoya, clarified that apartment-zoned units legally operating as STRs before April 1989 are exempt from certain restrictions. This was later codified in Maui County Code §19.12.020(G), recognizing roughly 83 such properties islandwide, affecting approximately 7,000 units. While this was a reasonable accommodation at the time, its expansion has severely undermined the fundamental intent of apartment zoning—to provide stable, long-term housing for Maui residents.

Bill 9 appropriately restores zoning integrity, aiming to phase out these exemptions and return apartment zones to their original residential purpose.

II. Dispelling Misconceptions About Housing Affordability

Opposition testimony often claims that because prices for two-bedroom condos in complexes like Harbor Lights, Maui Sands, and West Maui Trades were relatively low prior to and even after COVID-19, local families should have purchased these units by now. This argument ignores critical economic realities:

Affordability is about income, financing, and total cost of living. While a Harbor Lights two-bedroom condo sold for an average of \$135,000 in 2019, median household income in Maui County has not kept pace with even these prices, especially for Native Hawaiian and lower-income families. UHERO reports consistently show that fewer than 30% of households can afford median-priced homes.

The presence of listings with no buyers signals deeper systemic barriers, not a lack of demand. Financing difficulties, high debt-to-income ratios, and the precarious financial situation of many locals limit their ability to purchase, regardless of listing prices.

Rising prices and out-of-state investment have further restricted local access. Recent data shows 25–30% of home sales in Maui are to out-of-state buyers, increasing competition and pushing prices higher.

Native Hawaiian displacement is a documented crisis. According to the Office of Hawaiian Affairs, 55% of Native Hawaiian residents have reported relocating off-island due to housing unaffordability.

This evidence demonstrates that simply "waiting" for prices to drop or assuming local residents do not want to buy is disingenuous. The market dynamics are complex and deeply affected by speculation, investment behaviors, and limited affordable supply.

III. Environmental Impacts and Infrastructure Strain

The environmental impacts of allowing hotel-level intensity of use in apartment-zoned areas are well documented by County records and lived community experience:

Wastewater infrastructure is overwhelmed, contributing to coastal pollution and degradation of coral reefs and marine habitats, which are vital to Maui's ecological health and tourism economy.

Water resources are under severe stress. Maui's aquifers are overdrawn, stream diversions and Upcountry rationing are ongoing issues, worsened by the high water usage associated with transient occupancy in units originally designed for long-term residents.

Traffic, noise, and parking congestion have increased significantly in residential neighborhoods, eroding quality of life and community cohesion.

The cumulative environmental degradation from STR proliferation—including increased solid waste and shoreline impacts—is a threat to Maui's sustainability.

These issues are not speculative but have been consistently raised by environmental advocates, cultural practitioners, and residents in numerous community plan meetings, Planning Commission hearings, and County Council sessions.

IV. Legal and Policy Framework

Bill 9 is grounded in a strong legal and policy foundation:
The *Minatoya Opinion and subsequent codifications reflect a historical accommodation, not a permanent loophole.

Maui County ordinances clearly define apartment zoning as intended for long-term residential use. Bill 9 restores these provisions consistent with the County's General Plan and community plans.

Hawai'i's public trust doctrine, embedded in its Constitution, demands that land-use decisions balance private benefit with the public good, including environmental stewardship and housing access.

Courts have not overturned the ordinances affected by Bill 9, underscoring its legal viability.

V. Economic Arguments and Job Preservation

Some opposition arguments suggest Bill 9 will cause economic disaster by eliminating jobs tied to the short-term rental industry and reducing funds for affordable housing. These claims merit critical examination:

While STRs do generate jobs, many are seasonal and low-wage, often contributing to housing insecurity for workers themselves.

The long-term economic health of Maui depends on stable communities with affordable housing, not on an over-reliance on speculative short-term rentals that fuel volatility and displacement.

Revenue currently generated by STRs is inconsistent and often does not flow adequately into affordable housing programs or community benefits.

Bill 9 encourages investment in sustainable housing solutions that prioritize local families and workforce stability, which in turn supports economic resilience.

VI. Recommendations and Closing

Bill 9 represents a necessary step toward:

* **Reclaiming apartment zones for long-term housing.**
* **Protecting Native Hawaiian families and all local residents from displacement.**
* **Preserving Maui's environmental health and cultural heritage.**
* **Supporting a sustainable, equitable economy rooted in community wellbeing.**

I urge the Council to reject arguments based on misleading assumptions about local buying behavior and economic fears unsupported by data. Instead, affirm Bill 9 and complement it with:

Increased funding for affordable housing development targeting residents.
Enforcement of existing zoning regulations.
Transparent reinvestment of STR revenues into community programs and infrastructure.

Mahalo for your leadership and commitment to Maui's future.

I cannot provide my name and information because I am a realtor and have been harassed for our support of this bill.

Guest User
Location:
Submitted At: 3:10pm 06-17-25

Aloha,

I am writing to oppose Bill 9. I am the broker of a property management company that has been doing business on Maui for 42 years and employs 14 people. We also contract about 50 vendors that assist with cleaning, maintenance and renovations. We buy local supplies and use local resources as much as possible. We manage both long term rentals and short-term rentals on 5 islands. The majority of our portfolio are long term rentals.

Currently we are experiencing the highest vacancy rates in our long-term rentals that we have seen since 2008-2010. Our population is not making enough money to afford rent due to the decreased tourism. Restaurant, shops, hotels and activities to name a few are suffering. Also, Federal workers are in fear of losing their jobs and don't want to commit to a long-term lease. Our population will not be able to pay for their mortgages, taxes, insurance, car loans, food or staycations if there is no tourism.

I have been in this business for over 17 years. I joined this industry before the OTA's started to take our profits with their large commissions. Once Booking.com, Air BnB, VRBO (to name a few) started taking over bookings, the dynamics changed, the pricing changed, the market changed, and regulating the volume of visitors changed.

In my opinion the better way to regulate STR is to put bookings back in the hands of the on-island property management brokerages so there is balance. Do no allow the large OTA's who do not reside on the island to make all the money with the huge marketing campaigns and hefty commissions. They don't care what they are doing to our islands. Banning OTA's would restore a more even playing field with high seasons and low seasons. A good portion of the investors who own STR would go back to renting their properties as long term rentals. We may have a better chance to expose the illegal STRs because they would not be able to use OTA's. The locals would have a chance to breath, relax and have the island to themselves during low season, and to make money during high season.

Since we are going backwards let's do it right and with balance. Ban OTA's not STR's.

Valkyrie Smith
AA Oceanfront Rentals and Sales

Guest User
Location:
Submitted At: 3:08pm 06-17-25

Aloha Chair, Vice Chair and Committee Members,

I am born and raised here on Maui, and I strongly oppose Bill 9. I work for a property management company that manages short term rentals, long term rentals, FEMA properties, and more. Our company employs nearly 70 local residents here on Maui, and additionally we work with and support over 130 local vendors for our cleaning and maintenance needs that our rentals have. Yearly, we contract out roughly $2.7 million in repairs and maintenance through local vendors that our short term rental properties require. In 2024, we paid out over $2 million to locally owned and operated cleaning companies for our short term rentals.

This industry has provided an opportunity for countless residents to create and run their own businesses from, whether it’s a professional cleaning company, local plumbing company, window washers, appliance technicians and more- this industry not only supports thousands of local residents, it also has created opportunity that they may not have had without vacation rentals to service. Many of these vendors solely rely on vacation rental property needs.

It was mentioned in a presentation at the beginning of the hearing that 94% of lodging revenue from STRs are

lost as it is taken off island by a non-resident, but that is not true- local management companies charge anywhere from 20-30% of that rental income to manage these properties. In addition to that are the separate cleaning fees and maintenance expenses that are collected and paid out here on Maui.

The UHERO report quotes staggering economic implications from this Bill if it should pass- losses that will affect us as local residents. Losses for our schools, our infrastructure, our roads, our services, our affordable housing fund… the State and County revenue generated by vacation rentals on the Minatoya list is significant… its substantial, and its loss would be devastating to Maui residents- and even with that sacrifice, this proposal does not guarantee housing for residents.

Mayor Bissen is suggesting properties should apply to be rezoned to short term use, which would protect county revenue streams in the future, but will it actually be achievable? What are the requirements, the process, the implications? Can this be done in a reasonable amount of time? It's a compromise that may make sense for properties that should remain as vacation rentals, but not with unreasonable requirements and an endless timeline to achieve re-zoning.

I ask that you consider the impact this will have on Maui residents, and how many rely on this industry to support their families. We want new housing for our residents, we want opportunities to run our own local businesses, and keep the profits here on Maui.

Guest User
Location:
Submitted At: 2:51pm 06-17-25

Strongly oppose this poorly conceived bill. For those who say let's correct mistakes of the past or housing before profit or any other similar statements.Can Paltin or Fernandez ask if they can make a 6k rental payment? Do they understand that if every unit was gifted to a red shirt activist that skill set consisting of lei making or teaching dancing or planting taro that all though wonderful skills don't produce an income to pay 6k. Look at Redfin or Zillow and you can see the factual cost of every unit on Maui. How will HOAs go down??? Perhaps the county can buy a complex or by way of eminent domain secure a building. Houses in developments on the Island have HOAs. They won't be going lower simply because a few condo associations will get a few of "our" people on the boards. Can anyone on the council simply look at facts. Perhaps Chelsea Davis or Brian Perry could write a story while visiting a few condos and report that yes, it is true, condos cost about 5/6k per month. This is such a waste of time. No 2 working people want to pay 6k for rent. Does Maui think fed funds will be contributing to the economy of Maui? Trump wants FEMA to permanently end after hurricane season. Troops in LA. RFK getting rid of 17 vaccine panelists. The money is drying up. Don't flush what remains of Maui's economy. Locals going to go to HONU and do the $210 wine night. Doubtful.
Wake up. Gifting 400k condos to a population isn't go to stand up in the courts. Right now, probably some wealthy owner on his way to give Trump a 1m donation to put a stop to this.

Build buildings taller than a coconut tree by the airport. Take the tax money and build.

Maui, you really are turning into a banana republic. Get smart. Think outside the box. Pay for experts, become modern. Try to look at what is best for all the people, not just "our" people.

Vote No

Guest User
Location:
Submitted At: 12:40pm 06-17-25

June 17, 2025
Aloha County Council Members,

Mahalo for the opportunity to share my testimony. My name is Susie Pu, and I am the General Manager of Hana Kai Maui. I'm writing in opposition to this legislation as it applies to Hana Kai.

As a lifelong resident of Hana, I have a deep connection to this community. Hana is unique—geographically, culturally, and economically—what works elsewhere on Maui may not be suitable here. Hana cannot afford to

lose any viable local business, especially one that has employed our residents and contributed to the local economy for more than 50 years.

Hana Kai Maui was built in the early 1970s as a short-term rental property and has operated as such ever since. We provide year-round employment for 10–15 Hana residents. We are locally managed and we strive to give back to our community through free accommodations for local events, silent auctions, charitable donations, and annual scholarships for our graduates. We also support community gatherings such as the Taro Festival, Limu Festival, and Aloha Week by providing much-needed lodging for participants and organizers.

The need for more affordable housing in Hana and across Maui is undeniable, and we fully support efforts to address this. However, reclassifying the 19 units at Hana Kai is not the appropriate solution. In recent years, many single-family homes that once housed local families have transitioned to short-term rentals. While we understand how this shift came about, placing families in units designed for visitors and visitors in homes meant for residents does not serve the best interests of our community.

In this light, we're encouraged by the Department of Hawaiian Home Lands' proposed 653-acre residential development in Hana. This project seems like a more effective path forward for addressing Hana's housing needs.

It's also important to recognize the operational and financial realities of this property. We are the only property in East Maui with a wastewater treatment plant. The current system cannot adequately support long-term housing without major upgrades. Loan repayment alone averages $465 per unit per month, with annual operational costs exceeding $30,000. Other challenges include limited parking, aging infrastructure, and limited electricity supply.

Overnight guests in Hana help support the local economy by staying in our hotels, dining at our restaurants and food trucks, shopping at our stores, and booking experiences with local guides; unlike many day visitors who strain our infrastructure but contribute little in return.
We recognize the difficult decision in front of the Council. Still, we ask that you consider the distinct nature of Hana and explore the possibility of exempting the Hana Community Plan area from this legislation. Our goal is to continue operating in a way that supports our employees, community, and visitors—while honoring the unique character and needs of Hana.
With gratitude and respect,
Susie Pu
General Manager, Hana Kai Maui

Alan Iwasaki
Location:
Submitted At: 12:02pm 06-17-25

My name is Alan Iwasaki and I am a STR owner and a part time Maui resident.

Respectfully, I would like to express my opposition to this bill.

I am not a Maui voter, so you may be inclined to discount what I have to say, but I want you to know that I am a stakeholder and invested in the bright future of Maui.

I would like to make 3 points:

1. I believe this bill is an attempt to solve the affordable housing problem in Maui. While well intentioned, it is fraught with unintended consequences which I believe will make the problem worse.

2. There are other alternatives to provide short term and long term affordable housing in Maui.

3. If this bill passes, I will not rent out my condo for long term use.

I will elaborate on each point:

1. Unintended consequences: Without STR's, tourism, the driving force of Maui's economy, will suffer as

thousands of STR tourists are unable to afford more expensive hotel rooms. The drop in tourism will lead to a significant decline in tax revenue, jobs, small business income and personal income. The only positive result of this bill is that resort hotel rates will increase and hotel corporate income will skyrocket. STR's that will be forced into long term rentals will be unaffordable to the population who need affordable housing. The current affordable housing gap will only increase.

2. There are no easy or cheap alternative solutions to affordable housing. A short term option is for the Maui government to increase subsidies to renters, owners and/or developers. This is extremely costly and the current STR tax revenue, along with other revenue sources, will be needed to fund this option. The longer term solution is to kick start sustainable economic growth of diverse business sectors and entrepreneurship to complement the legacy tourism based economy. A growing, vibrant and balanced economy is key to long term prosperity.

3. Personally I will not rent out my condo for long term use because the rent will be unaffordable. This is a shared view by the vast majority of STR owners. Because of this, I believe this bill will not achieve it's original intent of providing affordable housing in Maui.

In summary, I believe we all want to improve the affordable housing situation, but in my opinion, this bill will not work. I strongly urge the Committee and the Council to vote against this measure.

Thank you for the opportunity to share my views.

Guest User
Location:
Submitted At: 11:56am 06-17-25

100 percent support bill 9 as an owner of an illegal stvr.

Raymond Felando

Guest User
Location:
Submitted At: 11:41am 06-17-25

Aloha ia oukou! My name is Kalae and my brothers and myself have a local small business offering small renovations and repair to a lot of these STR units. We are given work regularly and the compensation we get is more than decent considering the very high cost of living here. We know transferring all these units to long term rent will not help the situation. The cost of upkeep to these places are very high since most of them were built 40 to 50 years ago. These costs will often be higher than what an average person can afford for a monthly rent. Better to use the high property taxes to look into better options than taking away property rights from law-abiding people.

Guest User
Location:
Submitted At: 11:39am 06-17-25

If this bill is implemented thousands will lose their jobs. How is that supposed to help them afford to live on Maui? Without some sort of industry coming to Maui to replace the visitor industry those people will not be able to pay for any place to live. And I am not even talking about the homeless but people who are now employed in the visitors industry who will lose their jobs. Please find another way to fix this problem so that you don't create more homeless people. I am an owner of a condo that is on the short term rental list but I don't rent my unit. I live there.

Kate Stephany
Location:
Submitted At: 11:35am 06-17-25

Testimony on Bill 9
Submitted by: Brian and Kate Stephany
Owners at The Palms at Wailea, Unit #2201

Thank you for the opportunity to present testimony relating to Bill 9. We are opposed to the passage of this bill for

the following reasons.

• Most Minatoya Properties (Including Ours) Aren't a Solution for Affordable Housing: As an example, here is the "all in" cost data relating to our two-bedroom, ground floor, non-ocean view unit. Assuming a long-term rental restriction would lower our property value even further, an additional reduction in value to $1,280M (less than 80% of its purchased and improved value), then a new mortgage would represent 80% of that value. Using that assumption, our average monthly (non-rental related) expenses averaged (as incurred over the last twelve months):

$6,470 - Bank mortgage (principal + interest)
+$1,707 - Property taxes
+$1,515 - AOAO dues
+$1,125 - Insurance, repairs & maintenance, utilities, FF&E, sales taxes, services
=$10,817 per month in total expense to cover costs

This is 5x - 7x higher than what is typically considered "affordable rent". Even if property taxes were lowered to a different classification (say cut in half to $850), it is not a price effective solution at $9,960.

Please understand, we are not rich, greedy mainlanders. We purchased our unit to spend more quality time with our two adult children who were living in Maui and hoped to break even via legally renting it out when we were not there. We visit twice a year for three weeks at a time and have make it available to rent the balance of the year. We have yet to reach our "break even" goal.

• Most Minatoya Properties Were Never Workforce Housing: Mayor Bissen has stated that only about ~2,000 of the ~7,000 Minatoya units qualify as affordable housing. There have also been references to the Minatoya units having been workforce housing. Yet a list of those that were truly built for workforce housing, or even this sub-set of ~2,000, has never been released. If this is the "universe" of perceived affordable housing, which would seem to be the focus to identify, why hasn't that data been communicated?

• Negative Economic Impact on Various Groups in Maui: Most of those who currently stay in these properties cannot afford to stay in hotels and/or want the amenities that a Minatoya property provides (kitchens, privacy). In addition, potential tourists are hearing about this legislation and not feeling welcome. Many have retained the early, post fire communication of "don't come to Maui." We just had friends ask us yesterday if Maui was even open to tourists re the fire. Tourism is down, nightly rental rates are down as are occupancy rates.

Those who directly support these units (i.e. property management companies, cleaning companies, handyman services, other vendors), those engaged in businesses that directly correlate with tourism (i.e. tour providers, boat charters, etc.) and those who benefit from tourists (i.e. local businesses of all types, restaurants, etc.) will be negatively impacted should Bill 9 pass. Already the reduction of tourism has had an adverse impact on these groups.

• Some Inventory is Available: Please see the attached document which shows affordable properties. There are dozens with hundreds of days on the market. In addition, there are also hundreds of rentals that are available.

• Water Use Data Inaccurate: Comparison between two "equivalent" properties which was shared in the 6/9/25 meeting is not valid. Yes, The Palms at Wailea (approved short term rental with some owners) uses water at a greater rate than the neighboring Wailea Palms (no short-term rentals, owners and long-term rentals). This is because The Palms at Wailea is occupied at a much higher rate than Wailea Palms. Thus a much higher level of water use and tax receipts to support this service.

• Many of the Minatoya Properties in the South Maui Area That Were Offered for Housing Post Fire Were Declined: Displaced people (who our hearts go out to) were not interested in living this far away from work, school, and extended family.

Thank you for considering our feedback and looking at the sets of data as you make you decision. Appreciate your service and dedication.

Guest User
Location:
Submitted At: 10:49am 06-17-25

SIX PERCENT (6%) ARE MAUI RESIDENTS
The UHERO study reveals that 6% of the property owners listed on the Minatoya list are residents of Maui. Although determining the exact number of genuinely local residents within this 6% might be difficult, it is likely that only a small fraction qualifies. My family is among the few who meet this criterion.
My siblings and I were born and raised in Kihei on a property, which is included on the Minatoya list. My father bought this property with a VA loan at age 33. That was back in the 1960's. At that time, Kihei was a rural area characterized by pig farms, marshlands, and kiawe trees. Both my parents worked hard and made significant sacrifices to keep this property while raising a family of six.
While the intention of this bill is commendable, I ask the council to consider the 6% of owners who are Maui residents, particularly locals like me and my family who were born and raised here. The UHERO study, along with numerous testimonies, does not adequately address the impact on this minority group. We are not external investors or speculators from the mainland. I can only speak for my family – but we do not have unlimited financial resources, despite owning a vacation rental. Many of my siblings and I work multiple jobs to continue living in Hawaii. We are just six local kids, born and raised on Maui, working to maintain our family property for future generations.
If this bill is enacted as written, my family will be compelled to sell our property. It is not feasible for us to do long term rentals for many reasons that other testifiers already touched upon. It is important to understand that of these 268 local owners that represent the 6% each have different challenges and obstacles to prevent them from renting long term - such as the age of the building, maintenance costs, debt we carry, mortgages, insurance costs, and property taxes, just to name a few. For my family, our building is old, and our profits are modest. Operating a vacation rental allows us to retain and upkeep our property (and no, we do not have fancy resort style landscaping or a pool). It allows us to stay in Hawaii, support our family, fund our children's education, and provides jobs for local families and businesses. If we must sell because we can no longer operate our TVR, the buyer, likely an outside investor, will possess the financial resources to apply for a re-zoning of the property to hotel use. This external investor will either operate it as a Transient Vacation Rental (TVR) or demolish our old building to construct a hotel or large personal residence. This idea is not far-fetched, given the fact that two vacant lots next to ours, which is also apartment zoned, was recently sold and purchased by outsiders. In Mayor's Bissen's opening speech he specially says that "we acknowledge that some of these properties will wish to continue to operate as transient vacation rentals beyond that amortization period and these properties WILL BE ABLE to seek a change in zoning from apartment to hotel district." I'm sorry Chair and Committee, but my family and the other local families that make up the 6%, do not have that kind of resources – financially or otherwise. Our property is fully owned by my family and we lack the financial resources to legally contest this bill or alter our zoning. So when we are forced to sell and an outside investor buys my family's property, what do you think they will do with it? Do you really think this investor will keep the property as is and rent it to the local people? What will it do to the local community should this investor opt to rezone the property to hotel use or build a large mansion. What will this do for local housing?
Please vote NO on Bill 9 or at minimum, take the time to amend this bill so that local families like mine are not forced to sell our property. Please take more time to explore the possibility that those with the financial resources like owners of the 782 units in Wailea, Akahi, Wailea Ekolu, Palms of Wailea and Wailea Grand Champions, may convert their units to hotel use. This would allow them to continue running a TVR, defeating the intention of this bill. Please consider that policies must be established, or bills and resolutions must be passed alongside or before Bill 9 to ensure that this legislation does not unintentionally impact local families who legally own and operate vacation rentals, and that the bill effectively assists local people as intended.
I implore you to take the time to understand the unique position that my family and others like me are in and ask that you do not lump us into a single group of mainland investors, or part-time residents. We are part of the community and have always been. When my parents started a vacation rental, they did so legally. My family owned this property prior to the Minatoya ruling and operated a vacation rental since the 1970's. My parents adhered to all regulations and paid their taxes. They aimed to provide for their family and hoped to preserve the property for future generations.
My wife, my children and my mo'opuna are all native Hawaiian and my hope is to be able to leave this property to them. Please vote No on Bill 9.
Mahalo for taking time to review this important legislation.
Sincerely,
Michael Hudcovic

Owner

Allin Bohba
Location:
Submitted At: 10:48am 06-17-25

WRITTEN TESTIMONY IN SUPPORT OF BILL 9
Submitted to the Maui County Housing and Land Use Committee*Date: \[Insert date]
Submitted by: Tryson Kaiama

Chair and Members of the Committee,

This testimony is offered in strong support of Bill 9. You are not just evaluating a piece of policy. You are making a decision that will impact the next generation of Maui residents, the future of our housing system, the survival of local families, and the integrity of your own leadership. You are deciding whether to continue enabling a legacy of zoning abuse or to end a loophole that never should have existed.
The Path to This Moment

For decades, properties zoned “apartment” were quietly converted into short-term vacation rentals (STRs) under the Minatoya List. These zoning loopholes were never voted on by the people of Maui. They were administrative workarounds that gave resort-style benefits to non-resort areas, concentrating wealth in the hands of out-of-state investors and real estate speculators.

The result: thousands of units once meant for long-term housing were siphoned off into transient lodging, breaking the zoning code’s original intent. Bill 9 is a correction—not a punishment. It restores clarity to apartment-zoned areas and finally enforces the community’s right to live in the homes built for them.

Why This Is Better for the People, the Land, and Tourism

1. **Housing Stability**: STRs drive up property values and distort the rental market. Eliminating illegal vacation rentals brings prices down and expands housing options.
2. **Environmental Stewardship**: Over-tourism strains Maui’s limited water, sewer, and infrastructure systems. Locals do more with less. Tourists consume more of everything.
3. **Tourism Sustainability**: True tourism is not built on displacement. It's built on authenticity. Tourists return because Maui is real. When that stops, they stop.
4. **Emergency Response Alignment**: Governor Green declared a housing emergency. This bill responds directly to that. Maui cannot meet its housing crisis while losing inventory to tourism.
5. **Zoning Law Integrity**: Properties bought as "apartments" are not "resorts" or "hotels." Operating them as STRs is a misuse of zoning. The Minatoya loophole was never a legal entitlement.
6. **Fiscal Responsibility**: Vacation rentals skew infrastructure use. Residents subsidize roads, trash, and public safety while STRs generate profits offshore.
7. **Public Safety and Fire Risk**: Tourists are not disaster-trained. Locals are. This is a safety issue. Wildfires and evacuations don’t mix with absentee owners and transient renters.

Addressing Opposition Concerns Honestly

Opponents will argue that:

* “These units can’t be converted to long-term rentals.”
Then why were they zoned as *apartments*? You cannot enjoy apartment zoning benefits and operate as a hotel. If they are unfit for residents, they should not be housing tourists.

* “It’s too expensive to cover overhead without nightly income.”
Real estate investment is a business, and risk comes with it. These owners enjoyed tax deferrals (like 1031 exchanges), wrote off depreciation, and benefitted from passive income. If they cannot operate profitably, they must adapt—just like every business owner.

* “Job loss and tourism decline will harm the economy.”

Maui's economy is already suffering—from over-tourism. Tourism jobs do not justify displacing our own people. And true economic resilience comes from housing workers, not pushing them off-island.

* "We're punishing small investors."
This bill doesn't target owners—it targets behavior. If the use doesn't match the zoning, it is not compliant. Many local families invested in properties under the assumption of long-term rental use and lost out to STR operators gaming the system.

Maui Is Unique and Deserves Better

Unlike O'ahu, Kaua'i, or the Big Island, Maui faces a perfect storm: massive fire risk, extreme housing scarcity, an aging infrastructure, and one of the most expensive cost-of-living profiles in the country. Maui does not deserve the housing crisis—it inherited it from inaction and misplaced priorities.

To say "Maui is like everywhere else" is to abandon its uniqueness. Maui *is* different. And its policies should reflect that.

The Moral Imperative

This is not just about law. It is about kuleana. Is it Maui County's duty to protect investor return on investment while four families crowd into a house? While kupuna sleep in cars? While schools lose enrollment because families leave?

The committee must ask itself:
Are you legislating from fear—of lawsuits, loss of capital, or political backlash?
Or are you legislating for your people, your island, and the future?

This bill may feel uncomfortable. Change often does. But it is legally defensible, morally correct, economically stabilizing, and environmentally responsible.

You are the stewards of this land, whether born and raised here or entrusted to serve. This vote is your legacy. Do not be remembered as the committee that looked away.

Move this bill forward. Uphold your oath. Serve your people. Restore balance to a place that has given so much—and now needs your courage.

Respectfully,

Tryson Kaiama

Guest User
Location:
Submitted At: 10:12am 06-17-25

TESTIMONY IN STRONG SUPPORT OF BILL 9

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

My name is Austin and I am writing in strong support of Bill 9, which seeks to phase out short-term rentals (STRs) on the Minatoya properties.

This bill is necessary to correct decades of policy failure that have turned Maui's housing stock into speculative investment portfolios at the expense of our local families.

Those opposing this measure claim it will "kill the golden goose" of Maui's economy. But the truth is, that goose is

already sick—and our island is suffering under the weight of its unsustainable tourism dependency. Maui is experiencing historic displacement, housing insecurity, and cultural erosion—not in spite of the STR industry, but in large part because of it.

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1. The Revenue Argument Is Misleading

Opponents say that losing STRs will devastate Maui's tax base. But what they fail to acknowledge is that much of the STR-generated revenue doesn't stay here—it flows off-island into the pockets of investors and corporate property managers. The County ends up using the taxes it collects just to mitigate the very harms STRs create: unaffordable housing, overburdened infrastructure, traffic, and the degradation of our natural resources.

We cannot justify continued exploitation of our communities simply because it brings in cash. Not all revenue is worth the permanent social cost.

–

2. STRs Drive Housing Scarcity and Inflation

Let's be honest: these units are unaffordable because they were built and sold as investment products, not homes. High maintenance fees, rising insurance, and inflated prices are the result of decades of speculation and commodification—not natural market forces.

Bill 9 doesn't promise to make every Minatoya unit "affordable" tomorrow—but it does begin the process of returning housing to its rightful purpose: sheltering people who live and work here.

–

3. Units "Not Built for Long-Term Use" Is Not a Justification

The claim that these condos aren't suitable for residents because they lack storage or don't allow pets is not a valid excuse to keep them as hotel rooms. Plenty of working families already live in spaces without luxury amenities. And if these units are truly substandard for long-term living, then they shouldn't be operating as de facto hotels either.

If the County made mistakes by allowing ohana units to become vacation rentals, then let's correct those errors—not use them as a reason to maintain more.

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4. The Lahaina Fire Comparison Is Inappropriate

Some have tried to compare the potential job impacts of this bill to the devastation caused by the Lahaina fires. That's a false and offensive comparison. The Lahaina tragedy revealed how fragile our housing and economic systems are. If anything, it strengthens the case for bold action like Bill 9—not inaction.

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5. This Is About Priorities and Public Trust

We are not here to preserve the profit margins of investors. We are here to protect Maui's people, its land, and its future. Land use laws must evolve with the times. The Minatoya Memo was never a permanent entitlement. It was a workaround that has outlived its justification.

If we do not act now, we are choosing profit over people, speculation over sustainability, and short-term gain over long-term wellbeing.

–

Conclusion

I urge the Council to pass Bill 9 without delay. We have a moral, legal, and generational responsibility to fix what has been broken. This is our chance to begin that repair. Don't let fearmongering or profit-driven narratives distract from what's at stake: the future of our island, and the people who call it home.

Mahalo for your leadership and courage on this issue.

Respectfully,

Austin Maniago

Guest User
Location:
Submitted At: 9:14am 06-17-25

I am STRONGLY OPPOSED to eliminating short term rentals on the Minatoya properties.

First, the loss of revenue in both taxes and money spent by visitors staying in these units would be devastating. Local people would not be able to make up that loss. If passed,, the council would be responsible for thousands of people losing their jobs. Not only do you have the people who work directly at or for those condos but also the people who work at the businesses that depend on that visitor income. You say you are working for the local people, but you would be creating a problem more permanent than the loss of jobs seen from the Lahaina fires.

Second, these units would NOT be affordable as maintenance and insurance costs have skyrocketed, not to mention this on top of mortgages for the owners. These costs would have to be passed on to renters. Also, take into account these units were not built for long term use, therefore there is little parking, little storage, no pets allowed, etc.. You have allowed people turning their residential ohana units into vacation rentals while getting rid of condos that were built and sold for the purpose of renting. This does not make sense.

Lastly, why doesn't the county buy the units that are currently on the market and rent those long term. That way you could monitor how well it works or doesn't work. If your response is that the county isn't in the business of being landlords, that is what you would be forcing thousands of people to do.

Don't kill the goose that lays the golden egg for Maui. OPPOSE bill 9.

Jean Mallia
jmallia1@hotmail.com
808 214 3878

Guest User
Location:
Submitted At: 8:55am 06-17-25

Aloha Chair and Members of the Committee,

Thank you for taking the time to hear from the community. I'm writing in strong support of Bill 9 because I'm honestly scared for the future of Maui.

My family owns two short-term rental units. So I understand the financial pressure this bill could bring — we feel it too. But even with that, I still support this bill, because what's happening on Maui is bigger than just us. Our island is changing in a way that's pushing out the people who actually live and work here.

We're on the edge of a full-blown crisis. More and more local families are living in cars, on couches, or in tents. It's heartbreaking and terrifying. If we don't make hard decisions now, we'll be seeing entire tent cities full of Maui

residents — not tourists — because they literally have nowhere to go.

I know short-term rentals help the economy, but they've also taken thousands of homes off the market. These were supposed to be homes for local people — not hotel rooms. And while some say this bill will hurt jobs, what happens when there's no one left to work those jobs because they can't afford to live here anymore?

This isn't about blaming anyone. I'm a property owner, and I get it. But owning property doesn't mean we should get to run a business at the expense of the community. The County's job isn't to guarantee our profit — it's to make sure people have a place to live.

This bill won't solve everything overnight, but it's a step in the right direction. And honestly, we can't afford to wait any longer. If we don't act, we're going to lose what makes Maui special — its people.

Please support Bill 9. Let's start putting residents first.

Mahalo for your time and consideration.

Velma Hayashi

Tommy Leigh
Location:
Submitted At: 8:23am 06-17-25

Aloha Committee, faculty, and staff:
I would like to thank you for taking the time out of your busy schedule to address these matters.
My name is Thomas Leigh, as I am not born and raised on this beautiful island, I like many others call Maui home. As a former business owner who was forced to close the doors after decades of successful business as a result of the lack of tourism after the devastating Lahaina fires. I can tell you first hand that we had to let go of many local employees that call Maui home. We have like many others along with our former employees all came together to help others during that tragic time. We opened our door of our home to some of the victims of the fire and their families. Now we are becoming victims ourselves of this bill.

While specific numbers vary, approximately 70% of every dollar generated on the island comes directly or indirectly from the visitor industry. Some sources even suggest that figure is as high as 80% This includes spending on accommodations, dining, activities, and other related services. Another major source of income for the island of Maui is taxes, including property, taxes, and tourism taxes. Directly and indirectly short term rentals like ours brings in a massive portion of the economic integrity for the island of Maui.

I fear, if this bill passes, not only will this be a economic catastrophe for the entire island of Maui I fear the island may go bankrupt with the eminent legal repercussions that homeowners will rally together for a class action lawsuit. It is unconstitutional at best what this bill is proposing as within its dictatorship of an owners property rights. I believe this is a Government overreach to
stop us of our property rights and
It's a Government overstep to purposely wipe out billions of dollars is equity so that others can afford something someone else bought.

When we purchased our home we were told the property was legally allowed to short term rent.
Our property is located in Wailea, our taxes have already increased to somewhere over $26,000 per year. Our taxes since we purchased our unit have increased over 300%. Our taxes just in the last few months doubled. Our association is around $1400 a month. The mortgage payment on this property is almost $7000 per month. There are HUNDREDS AND HUNDREDS of property's for sale right now significantly below what they were worth a year ago and nothing is being bought at all. Even the suggestion of this bill is causing massive financial damage to the public and to homeowners.

What happens to the cleaning crew that are of multiple generations that have lived here on island they lose their jobs. What happens to the handymen that works on the repairs throughout the island for the short term rentals when they lose their jobs. What happens to their families what happens to all of the restaurants that are already closing and all of those employees losing their jobs because of the lack of tourism.

My greatest fear is that as a result of a positive outlook of an idea to supply more affordable housing. It has been overlooked by a lack of economic due diligence, and the result is going to be absolutely catastrophic to all.

In closing, I would like to state that it is economically and socially wrong to sacrifice multiple families by forcing them to lose their jobs, sources of income and possibly their own personal housing to try to accommodate another family. This is not even a short-term solution to a long-term problem. Something needs to be done, but this bill is not the answer.

Mahalo for your time and consideration

Tommy Leigh

Guest User
Location:
Submitted At: 1:55am 06-17-25

I am opposing HLU-4 Bill 9. I live in Kihei and work in a spa facility that depends on tourists as clientele. As it is we are suffering from a shortage of tourist clients and are barely surviving. Taking out a great number of vacation rentals would probably be the stroke that puts our business under. We need more tourists to keep our jobs alive and our businesses sustainable. Most tourists cannot afford the prices of the hotels in Maui.

Guest User
Location:
Submitted At: 7:53pm 06-16-25

Long over due, I own 3 illegal vacation units, and will have to sell due to rising overhead, and elevated break even points, but easier to sell and finance an apartment zoned unit than a hotel/resort zoned property. sorry most of the opposed people have no equity, dont know how to manage their investments, and are only in it for the return.

Guest User
Location:
Submitted At: 6:50pm 06-16-25

We need more long term rentals for maui residents because no one can afford homes. It is currently cheaper to rent than it is to own, on maui, thus the need for more rentals.

Guest User
Location:
Submitted At: 1:02pm 06-16-25

Aloha! Maui is the home where my family is from. My mom is from Wailuku and my dad is from Puunene. We still have relatives on Maui and were so happy to be able to buy a condo on Maui to keep the island life tradition present in our family. After the Lahaina fires, we offered our condo to house those who may have been displaced due to the devastating fires. My husband and I also traveled to Maui to assist with the nonprofit organization, Feed My Sheep, to distribute food to those in need. Additionally since the fires, we have donated annually to Maui Food Bank to help alleviate the lingering food insecurity families are still facing. To us, our Maui condo isn't meant to threaten the livelihood of residents, but rather, our ownership makes us feel more connected to Maui and has motivated us to give back to the community we respect and cherish. We kindly ask for you to consider how Bill 9 will negatively impact our dream of being part of the Maui community we have been connected to through our grandparents, aunties, uncles, cousins, and parents, for over nine decades. Mahalo, Terri Murai

Lore Menin
Location:
Submitted At: 10:52am 06-16-25

Testimony in Support of Bill 9
Submitted by a Maui Resident and STVR Owner

Aloha Councilmembers,

My name is Lore Menin, a resident and vacation rental owner that I've legally used under existing county rules. I want to be clear — I've benefited from the system. The rental income helped cover the costs of ownership, allows my family to enjoy the property part-time, and gives work to local cleaners, tradespeople, and maintenance professionals.

But even as someone who benefits, I support **Bill 9** — because I believe **Maui's current system isn't working for local people anymore**.

For too long, short-term vacation rentals have shaped zoning and land use policy on Maui in ways that have made housing less available, less affordable, and less stable for residents. That might not have been the original goal, but it's the reality now.

I understand that zoning laws can change. **There is no constitutional right to short-term rent property**. Land use regulations are decided by local governments to protect the health, safety, and welfare of the community. When conditions change — like a housing crisis or over-tourism — it's completely within the County's legal right to update zoning laws. That's what Bill 9 is about.

Responding to Opposing Testimony

I've read some of the recent testimony against this bill. Some of it claims that short-term rentals are protected forever, or that property owners have legal guarantees to keep doing business as usual. That's **not how the law works**. Just because something has been allowed in the past doesn't mean it has to be allowed forever — especially when the public interest is at stake.

Others argue that people like me who support Bill 9 are hypocrites or liars. That kind of talk is just trying to distract from the real issue: **Maui needs housing for residents more than it needs more rentals for tourists**.

This is not about hating tourism or punishing property owners. It's about **restoring balance** and giving Maui families a real chance to live and stay here. Bill 9 doesn't take away vested rights without process. It takes a reasonable step toward **shifting land use back toward community needs** instead of investor profits.

Why I Support This Bill

I almost submitted neutral testimony because I understand the County is in a tough spot, and I think all voices should be heard. But some of the recent comments made me realize neutrality is not enough.

Bill 9 is fair, legal, and overdue. It doesn't shut down all rentals — it just starts to fix a problem that has gone unchecked for too long. As someone who uses the system, I still support change. I hope others will too.

Mahalo for your time and commitment to Maui's future.

Respectfully,

Lore Menin

A Resident and STVR Owner

Guest User
Location:
Submitted At: 10:42am 06-16-25

This is my second letter regarding Bill 9 that I oppose. We own a vacation condo and had a couple stay there while they were relocating, having to deal with severe smoke damage from the fires. We donated to the Maui Humane Society and Red Cross. This bill is ridiculous and should never have been proposed. Maui cannot survive without short term rentals.
And the average home owner couldn't afford the condos, let alone the HOAs.

Mahalo

Guest User
Location:
Submitted At: 10:34am 06-16-25

Dear Chair, Vice Chair, and Committee Members,
My name is Victoria Williamson and I own a legal, short-term rental property in Maui County. I oppose Bill 9 because it will harm local residents without helping solve the affordable housing crisis.
Over my 16 years of running our vacation rental I have worked closely with Maui residents who are property managers, handymen, cleaners, painters, plumbers, locksmiths, appliance repairmen, etc. In the current situation with the number of visitors to Maui having declined substantially since August 2023, many of these residents are now struggling to keep their businesses afloat.
It's also obvious that local businesses reliant on tourism are facing financial difficulties. I, along with some of our repeat guests, have noticed that some favorite restaurants, shops, and tour/activity operators have gone out of business or reduced their hours and services in the last year and a half, no doubt due to lack of visitors.
Short-term rental owners are supporters of local jobs and partners in the local economy. Eliminating thousands of short-term rentals and thus reducing the number of visitors to Maui, thinking that will force real estate prices down and create affordable housing is a misguided idea that will surely fail and hurt Maui's economy even more.
For these reasons I oppose Bill 9 and encourage you to vote against it.
Thank you for your time.
Victoria Williamson, Kihei

Guest User
Location:
Submitted At: 10:06am 06-16-25

Aloha,
I love being part of the aloha community and must say I am 100% against the housing bill.
I have lived in both Maui and Seattle for the past 55 years.
We in Hawaii depend to a large extent on the tourist .
This bill is NOT in the Aloha spirit !!

Guest User
Location:
Submitted At: 7:14am 06-16-25

I oppose this bill because it is so apparent the mayor, his assistant (who owns 15 acres), the lying, deceitful Lahaina Strong leaders and a number of the councilmembers are corrupt, biased, and literally just being paid off by the hotel industry.

Guest User
Location:
Submitted At: 6:42pm 06-15-25

I was about to submit my testimony as "neutral" because I think both sides need to have their voices heard and the law needs to be followed. I also think the government's job is to help turn down the temperature. But then as I read the latest submission, I see people like EDWARD CODELIA lecture the Council on their "kuleana". Edward is a realtor. His profile reads:
"23 years of real estate sales on Maui has provided me with experience in a range of markets, up, down, slow, stable, rising, falling, but the bottom line is you will find that I am an agent that will be able to evaluate the current market condition and help you either sell your home at the best possible price or buy at the best possible price. Short sales, foreclosures, owner financing, FHA, VA, luxury homes, recreation properties, 2nd homes, 1st time homes buyers, I will exceed your expectations....."
So this guy has made a living selling luxury homes, but claims he cares about water.
He's likely made millions selling recreation homes, but claims to be against the recreational use of a home.
He argues in his testimony that new builds are "snapped up by LLCs and investor groups, not local families", but has made his living being on one side of all of those transactions.
He states that council's "kuleana is....the enforcement of laws", but is arguing that an entrenched and settled law

be overturned.
People like this guy make me change how I feel about this proposal. It's not 2 sides with valid arguments. It's one side with a valid argument backed by constitutional protections, decades of past use, and a legal framework that not only guarantees but protects their right to short term rent. And there is another side so patently corrupt and so patently ideological that they will literally say anything to try to advance their position, even if it's false, unlawful, hypocritical, or is known have so many obvious shortcomings that it can't pass a simple smell test. Council needs to see these liars and these LIARS and call them out on them.
Everytime Paltin calls an STR a "legacy use", they need to remind her that the BODY THAT SHE REPRESENTS voted to codify the lawful use that she can't even acknowledge exists

Guest User
Location:
Submitted At: 6:26pm 06-15-25

Mahalo Councel,

This is a very controversial bill and it's good that you are being deliberative but I oppose bill 9.

Supporters are claiming that visitors belong in hotels. That wasn't what Minatoya determined, it wasn't what Maui council decided on multiple occasions and it wasn't what council decided when they wrote the decision into law.

Every argument the supporter make is nonsense.
With no proof, they think that STR owners "take all the money back to the mainland" but argue for visitors to stay in hotels. It is a provable fact that 100% of the hotel profits leave the island.
They claim that they are looking to restore a "healthier" occupancy level. Lahaina Strong founder Jordan Ruidas wrote on Facebook: "Minatoya List only makes up about half of all STRs, not including hotel rooms. Maui's occupancy on a good day is 69%. If the Minatoya List is phased out it could bring Maui's occupancy level to a healthier 74%." What kind of logic is this? We need to phase out these condos in order to make the occupancy rate at hotels and H-zoned STRs...healthier? She doesn't realize that most of the Minatoya condos see 80%+ occupancy. I clean them, I KNOW how many people come an go each month. Clearly this is the determining factor of the "health" of the market - people vote with their dollars and they choose STRs over hotels. Weird that Jordan made a reel about an STR "blocking the beach". Maybe she's a shill for the hotels because every beach is blocked by massive hotels. She seems to care a lot about the well being of the hotels and ignores their negative impacts.

They argue that hotels "get benefits" - yes, they get to walk off those wonderful jobs every few years so their employer stops abusing their labor.
Know how many STR staff strike? NONE. They call the shots and tell their "employer" what they charge. Health benefits aren't a benefit if you make 30% - 50% less than someone doing the same work. I make a minimum of $250 for 4 hours of work. I can make over $500 a day when I do two changeovers. Some units are bigger and I can make more. I can work half a day and make more than a hotel cleaner and take my kids to the beach after. I can work nights of there isn't a back to back booking. These people need the facts instead of posting memes about "where are all the riches this tourist economy is supposed to provide?" I'm an on island contact for a few owners and between cleaning and this flat rate monthly fee I make around $6k a month. That s honest pay for honest work.

They argue that tourists belong in resorts. Kaanapali, Kapalua and Wailea ARE resorts. Over 1000 units are in these planned resort communities. Always have been. These guys don't know anything but some talking point someone fraudulently made up.

Their arguments don't make any sense and they have made up all their facts.

Mahalo for reading my testimony,

Dee Medieros

Edward Codelia
Location:

Submitted At: 2:43pm 06-15-25

Your kuleana is not ensuring a guaranteed ROI for investors. Your kuleana is the welfare of residents, the stewardship of land, and the enforcement of laws. Written testimony in support of bill 9 attached.

Guest User
Location:
Submitted At: 6:32am 06-15-25

Aloha, my name is Mel and I work as an employee for one of the resort complexes in West Maui. The complex is zoned A2 and H2. Please do not assign these legal STRs to long term. It will cause us significant unemployment and it will not increase affordable housing. The maintenance cost of these STRs are out of reach for us, and it is incredibly unrealistic to think a local family will be able to afford a one bedroom with a $3000 monthly rent.

Guest User
Location:
Submitted At: 6:23pm 06-14-25

I wish to oppose this bill as it is so apparent that it is being driven by the hotel industry and tagging this clueless mayor and that morally corrupt Lahaina Strong group. Money collected by these hotels do not stay in the island, the workers who work in these hotels are similar to slavery, yet this mayor is trying to entice visitors to come and stay in these same hotels. These hotels can afford to not even make their nightly rates reasonable, and their guests do not support local businesses.

Guest User
Location:
Submitted At: 11:15am 06-14-25

Aloha! O Michael ko'u inoa! Ke ku'e loa aha au i keia pila hewa! E ho'onohoho a e ho'oma'ema'e o ka'u hana no mau lumi. Ina paha ho'ole oukou i ka STR status, a'ohe komo in na mea kipa a e naliwale ana o ko'u pa'oihana!

Guest User
Location:
Submitted At: 8:36am 06-14-25

How about we keep the 10 vacation rentals that are rated 4.8 or higher by guests because they truly offer the aloha spirit. The others who just collect money without sharing enough aloha to get the high ratings can stop failing to share aloha

Guest User
Location:
Submitted At: 6:45am 06-14-25

Mahalo for reading our testimony. I am a tradesperson (specifically plumbing) working for a maintenance company that offers repairs on plumbing and electricity to 7 resort complexes in the west side. Taking these units to LTR will not solve the housing problem and most of these units are really unaffordable to rent. Better to use what they pay in property tax to build more housing, which the county should've done years ago.

Guest User
Location:
Submitted At: 9:25pm 06-13-25

STRs need to be limited or banned completely. PERIOD.

Guest User
Location:
Submitted At: 3:56pm 06-13-25

Subject: Opposition to Bill 9 – We Need Real Solutions, Not Misguided Ones

Aloha,

I’m writing to express my deep concern and opposition to Bill 9. While I agree that there is a serious housing

crisis on Maui, this bill presents a solution that is both financially unrealistic and socially divisive.

The idea that converting 7,000 vacation rental properties into long-term housing will solve the affordability crisis is flawed. Maui's cost of living is extremely high. Many local families—myself included—have found ways to make ends meet by responsibly participating in the visitor economy, including vacation rentals. This income has allowed us to stay here, support our families, and contribute to the community.

I'm curious: what is the real, long-term plan beyond phasing out vacation rentals? Are we truly expecting local families to purchase million-dollar condos? Even if property values drop by half, how will families who struggle to afford $2,000 in rent suddenly be able to buy and maintain these homes? Between mortgage payments and high HOA or maintenance fees, ownership is simply out of reach for many.

The crisis is real. No one wants to see Hawaiians displaced or priced off their ancestral land. But Bill 9 doesn't solve that—it only offers the illusion of a fix, wrapped in emotionally charged rhetoric. It pits neighbor against neighbor, creating tension rather than addressing the systemic economic challenges we face.

We need thoughtful, data-backed solutions that support local families without eliminating viable livelihoods for others. Let's focus on building truly affordable housing, improving wages, and curbing speculative investment—not dismantling a sector that many rely on to survive.

Mahalo for considering this perspective.

Guest User
Location:
Submitted At: 2:27pm 06-13-25

Dear Council Members,

I am a full-time resident of Lahaina. I have lived in Hawai'i for over 30 years, raised my children here, and owned and operated a local salon for 25 years until I lost it in the Lahaina fire. I am writing to express my strong opposition to HLU-Bill 9, which proposes phasing out short-term rentals (STRs) in apartment-zoned areas.

I understand and share your concern about the housing shortage and the high cost of living These are serious issues that must be addressed. However, this bill will have unintended consequences that will further hurt local small businesses and working families who are still struggling, especially in the wake of the fire.

Many of us in the business community are barely holding on. STRs help support cleaners, property managers, tradespeople, and others who live and spend their earnings here on island. In contrast, hotel profits often leave the island, and we've already seen what happened in places like New York City: similar STR crackdowns failed to create affordable housing and only hurt small operators.

If this bill would truly free up affordable housing for local families, I would support it. But that's not what we're seeing. The condos targeted by this bill have already dropped in price, yet local buyers are not purchasing them. Why? Because these units come with extremely high costs, special assessments for aging buildings, soaring insurance rates, and steep maintenance fees. They're simply not realistic or accessible options for the average working family.

I'm sorry, but this bill seems to be driven more by emotion than logic. The housing crisis is real but punishing local residents and small business owners is not the answer.

Please reconsider the wide-reaching and long-term effects this bill will have on our community.

Guest User
Location:
Submitted At: 2:26pm 06-13-25

Aloha, my name is David and I live in Kihei. My mau makua bought a small studio in West Maui in hopes to help with their income since my mother has not worked due to health issues. When my father passed away, it was that STR unit that was supporting my mother. The studio is in a resort complex that is zoned both A2 & H2.

I implore the council to vote this bill down as it this will NOT help bring affordable housing. The HOA on that small studio alone is already over $1200 a month. If you were to include utilities, taxes and insurance, that's over $2,000 a month! Even we cannot afford to stay there.

Mahalo!

Guest User
Location:
Submitted At: 1:28pm 06-13-25

I'm just not sure how the state can support the monopolization of homes owned by non-residents. I believed that the concept of monopolization is generally frowned upon, if not outright illegal. I would describe a singular person or even a company, owning more than the amount of housing needed to house the individuals, at such a scale could be called a monopoly and one that hurts those around it. The displacement of Native Hawaiians and then locals at the hands of these STR owners, their effect on the housing market, and how biased their practices can be seem to be directly linked to the housing problem in Hawai'i. There are people who still have not found permanent housing after the tragedy of Lahaina, yet non-residents, some I'd assume may not even be citizens of the US are allowed to hold multiple properties to rent out, from what we've heard, at subpar and dangerous conditions in the short term to random tenants instead of our own residents struggling to survive? I fail to see the morality of it all. I support this bill fully and believe that the properties should be liquidated and redistributed with actual consideration.

Guest User
Location:
Submitted At: 12:46pm 06-13-25

How is this even a question.

Guest User
Location:
Submitted At: 12:35pm 06-13-25

Aloha Council Members

I humbly request all of you to please oppose this bill. Everyone needs to understand that there are also Locals who have worked hard and dedicated their lives in the STR business such as housekeepers, maintenance workers, even STR owners themselves for many years. Not everyone is a faceless corporation and this bill has caused a great divide. Why must more people get harmed? What will prevent more outsiders from purchasing these homes at an even lower price? Are some people not "local" enough because of their skin color? A few locals I know in the STR business have kids too that learned the culture and dedicated their lives on the island. Councilmembers I please urge you to do what is right as human beings. Please come up with a better solution for all.

Guest User
Location:
Submitted At: 11:51am 06-13-25

Native Hawaiians deserve to be honored first and foremost in their ancestral lands. Tourism should always come after Native Hawaiian's rights to land-use and responsibility.

Guest User
Location:
Submitted At: 11:17am 06-13-25

This bill is a necessary to begin addressing the housing crisis that continues to displace Hawaiian and local families from communities that they call home. This bill is not anti-tourism, it is pro-community.

Guest User
Location:
Submitted At: 11:12am 06-13-25

Have you done any studies or asked any property owners what they would do with their STR unit if the ban is

passed? Are you confident that all those units will be suddenly available and affordable prices? How can you look your Ohana in the face and really believe that.

Guest User
Location:
Submitted At: 11:02am 06-13-25

Aloha Council Members,
My name is Kekuawela Burgess Tauala. I am from Wai_anae, O_ahu. Though I do not reside on Maui, my ancestral roots are grounded in Ulupalakua and Lahaina. My kuleana as a K_naka Maoli is to protect and advocate for my l_hui. Whether it be the L_hui Hawai_i (Native Hawaiian community) or our local community. I strongly support Bill 9.

This bill is a necessary step toward addressing the housing crisis that continues to displace Hawaiian and local families from communities that they call home. This bill is not anti-tourism, it is pro-community.

I urge the Council to pass Bill 9 and to put our people first. We must make this a turning point where reclaim housing for residents and invest in the long-term health and wellbeing of Maui residents.

Mahalo for your time and consideration.

Guest User
Location:
Submitted At: 8:40am 06-13-25

Aloha,

My name is Ilima-Lei Macfarlane. I'm from Nu_uanu Valley on the island of O_ahu and currently reside in San Diego.
At first glance, you may be wondering what this O_ahu girl is doing testifying on a Maui issue—especially one that doesn't directly pertain to her. And I get it. Like many k_naka in the diaspora, I now live far from the islands that raised me. But my connection to Maui runs deep.

During the devastating wildfires, I witnessed firsthand the compounding trauma caused not just by the flames, but by the housing crisis that followed. I did what I could from afar to support emergency relief efforts, but what became undeniably clear to me was this: the crisis in Maui's housing isn't simply a byproduct of natural disaster—it is a result of long-standing systems of displacement tied inseparably to settler colonialism.

As I continued to learn, I discovered that my own mo_ok__auhau traces back to East Maui—from Ha_ik_ through H_na. That discovery shifted everything for me. I realized I DO have a kuleana to this __ina—one that runs deeper than any vacation home owner or transplant resident who disguises their land acquisition under the justifications of "It's my right", "I employ people", "Maui won't survive without tourism", or "I worked hard to retire there."

And you, members of this Committee, carry kuleana too. Not to profit. Not to those who see Hawai_i as a commodity. But to the people of this land—YOUR people—who deserve protection, housing, and the ability to remain in their ancestral home. That kuleana must outweigh any allegiance to wealth or outside interests.

For these reasons, I strongly support Bill 9. It is a necessary and long overdue step to protect our l_hui and ensure that our people—not investors—are prioritized.

Mahalo for your time.

Guest User
Location:
Submitted At: 8:16am 06-13-25

Aloha Council Members,

My name is Hunter Betts. I am a retired US Coast Guard veteran and have proudly called Maui home for over 20 years. My family and I have raised our children here, and we have built our lives as part of this community. I am writing to urge you to oppose Bill Number Nine, which I believe will have severe unintended consequences for local families and businesses like mine.

I own South Maui Fish Company, a small food truck that is committed to sustainable fishing and supporting our community. Our business employs nine local residents, and we work closely with many local fishermen, boat captains, a social media specialist, and a bookkeeping company. Nearly 80% of our income comes from tourism. If tourism is restricted or discouraged, our business—and the many families who rely on us—will not survive.

We have already faced enormous challenges in recent years. During the COVID-19 pandemic, we took out a $100,000 SBA loan just to keep our doors open and to ensure that our employees continued to receive health insurance and paychecks. We did not receive any bailouts beyond this, and the financial strain was immense. Then the fires struck, and the message to visitors was to stay away from Maui. We lost months of income and are still struggling to recover from these back-to-back disasters.

On top of these challenges, the housing crisis has hit us hard. Two of our full-time employees have been forced to leave Maui because they could no longer afford to live here. After 10 years of renting, my own family was threatened illegally by our landlord to either pay more to buy our home or move out. These are not isolated stories—they are the reality for many working families on this island. In all of the cases above each of these property owners were long time Maui residents. Not mainland owners. They were people who didn't pass along the Aloha we need to see more in our community.

When the fires struck Maui, I didn't hesitate—we launched the fishing boat and immediately went over to Lahaina. With my background and experience, I was able to assist in any way possible, delivering goods and providing services, as well as helping people who needed to evacuate. Our house became a hub for goods and we raised over $35,000.00 for non-profits and purchased items for our schools here to accommodate for the West Side Keiki. For the many months that followed my wife facilitated truckloads of items for the West Side fire victims. I did this not for recognition, but because we consider Maui our home and our community our family.

We are deeply invested in this island's future. Our hope is that Maui remains a place where our children can grow up safely, surrounded by a caring community, and have the opportunity to thrive as young adults. We want them to be able to build their own lives here, just as we have, and to give back to this special place we all call home.

If Bill Number Nine passes, it will only make things worse. Small, local businesses like ours will not survive another blow. Our employees and subcontractors represent many local families who depend on us for their livelihoods. There will be no more loans or bailouts—just lost jobs and shuttered businesses.

We all want a sustainable future for Maui, but we must find solutions that support both our environment and our people. I urge you to consider the real-life impacts of this bill on local families and businesses. Please do not take away the lifeline that so many of us depend on.

Mahalo for your time and consideration.

Respectfully,
Hunter Betts
Business Owner, retired Veteran, Father and Husband.
South Maui Fish Company

Barry Solomon
Location:
Submitted At: 7:00am 06-13-25

Dear Council Members:

I strongly support Bill 9 as an important step towards meeting the long-term housing needs of many Maui residents. The conversion of short-term rental units to long term housing may not be the right solution for all

people in need of housing on Maui, but it will certainly provide welcome relief for many.

It is also important to note that this bill as written will withstand legal and constitutional scrutiny. Unlike Measure T, which in March 2024 was declared unconstitutional in South Lake Tahoe, California, Bill 9 does not create economic discrimination between classes of people since as written it does not allow any exceptions to the ban on short-term rentals, and it should certainly not be amended to do so.

Moreover, there should not be other exceptions written into the bill for certain types of housing and not others. Finally, the implementation of this bill should not be delayed! As stated by the Mayor, we are facing an urgent housing crisis on Maui, and delaying the implementation will not help the many families who have been waiting for far too long to have their long-term housing needs met.

Barry D. Solomon, Ph.D.
Waikapu

Guest User
Location:
Submitted At: 6:31am 06-13-25

While listening to the supporters of this bill, I notice they are all extremely angry or emotional for good reason! The loss of industry and the lack of building affordable housing for decades would make anyone angry. While I feel for my community members we have to realize this will hurt more than help. The STR owners will quickly file for an injunction and this will likely die in court, between now and 5 years. If the mayor needs 500 homes as he stated or 2000 he stated used to be Workforce housing then, lets send it back with amendments identifying these properties. I used to be an onsite manager for Honokowai Palms, that property was workforce housing while the Sheraton was being built. You can identify properties that were specifically built for workforce housing like Honokowai Palms, and easily convert them away from TVR. This would significantly reduce the strength of the lawsuit because there wouldn't be backing from Airbnb etc. and larger complexes. Lets look for win - wins

Lynn Peabody
Location:
Submitted At: 7:25pm 06-12-25

Aloha Chair Kama:

On behalf of the Board of Directors of Wailea Ekahi, I am happy to present this testimony requesting that Wailea Ekahi be excluded from the proposed Bill as suggested by the Planning Commission. My testimony is in addition to that presented via email on June 7, 2025.

Wailea Ekahi, developed in three Phases (TMK 21008064, 21008060, 21008065) and legally merged as each Phase was completed, include the following characteristics as defined in each project's Land Use Declaration Form and Horizontal Property Regimes (Condominium)Public Report:
• Designated as planned Development (PD)
• Multiple Community Planning designations including Multi-Family Residential, Open Space, PUD
• County Zoning Apartment, Business Resort, Open Space, Active Open Space, Hotel, PUD
• An identical Purpose of Buildings and Restrictions As To Use—"…residential properties hereinabove described shall be at all times used as permanent or temporary residences or as hotel rooms and for no other purpose."

The Merger Documents, first between Phase I and Phase II, and subsequently between Phase I, Phase II, and Phase III further define the solidity which binds the entire Wailea Ekahi property. For instance, from the Phase I and Phase II merger document:
"Whereas, upon development of Phase II, in one or more increments, the filing of one or more Declarations of Horizontal Property Regime and Bylaws for Phase II, substantially identical to Phase I Declarations except for the project description (said Declarations of Horizontal Property Regime and Bylaws hereinafter called the Phase II Declaration), and fulfillment or other conditions, it is the desire and intention of Owner that the entire Property shall be controlled and administered as a single condominium project."
At the time of the merger between Phases I and II, forming a unified property, the Phase II project included the land which was subsequently subdivided into Phases II and III. Upon the completion of Phase III, another merger was finalized. This merger thus created the Wailea Ekahi condominium property which exists today.

In conclusion, Wailea Ekahi resulted from the development of three Phases, with designation as a Planned Development, legally approved to share a common purpose, sharing common land with multiple uses, and with an objective to be controlled and administered as a single condominium project.
It is with these unique characteristics and unique background that we request Wailea Ekahi be excluded from the proposed Bill.
Mahalo for your consideration, and for all that you do for the benefit of Maui.
Lynn Peabody
President
Wailea Ekahi Board of Directors

Guest User
Location:
Submitted At: 6:12pm 06-11-25

Compromise solution: convert a smaller number, about 3,000-3,500 units of minatoya STR's to long term housing so that it doesn't affect tourism so much, but also lowers the price of housing.

This number will cover 2,200 units lost in Lahaina fires. But rents were already high before Lahaina fire, so maybe another 1,000+ units or so to bring rent prices down a bit. In several years Lahaina homes will be rebuilt, this will add more units to long term housing.

If you ban all 7,000 of Minatoya STR's (which is almost half of all STR's on Maui) the negative affect on the tourism, economy, jobs and income will be inevitable, it's basic math.

Sure, the rent prices will go down, but then you lose a job or your income halves if you are a contractor/self-employed dependent on tourism, so how does that help?

If legally you have to either ban all Minatoya STR's or none, you can ban all first and then issue conditional STR permits to units that are least likely to be rented or purchased by local residents: for example, expensive properties in high end neighbourhoods with ocean views and high HOA fees.

About me: I am self-employed, owner of Maui Rainbow Tea small business, I make and sell tea wholesale to shops in Hawaii. My income depends on tourism. I am also a renter. Our rent is 3 times higher than 15 years ago, while income is not. I would love to see lower rent prices, but would also like to keep my income. I am sure most people on Maui are in similar situation. This compromise approach can be a solution.

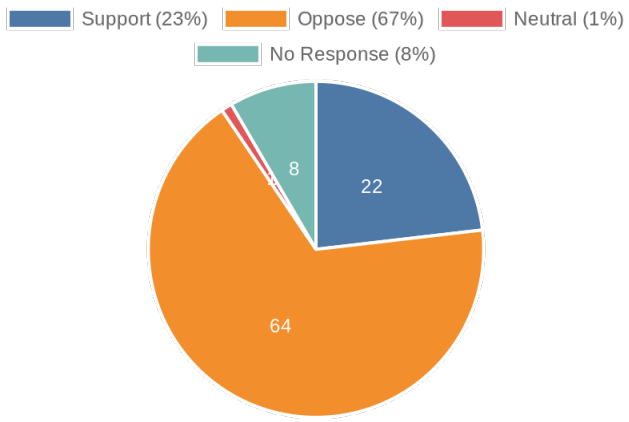
Genesis S young
Location:
Submitted At: 2:24pm 06-11-25

Aloha council members,
I believe the Minatoya exception short term rentals should be converted to long term rentals as proposed. I do not believe this will affect tourism very much although we could see a small drop in tourism but it is my understanding there are more than enough hotel rooms to accommodate tourists who would have otherwise been staying in the short-term rentals. This is where we want tourism located on the island this is the zoning of the hotel district and this would keep the tourists out of our neighborhoods which I think we all prefer. This would also ensure that we follow the principle enacted by the Council of quality over quantity tourism as this is the best quality of tourism we could have in the hotel districts. I do not believe the calculations of the economic loss include the fact that the TAT would still be collected from the tourists they would just be collected from the hotels and the short-term rentals that are still in operation which is over half of the ones on the island. Also, they would be able to potentially charge higher fees because of increased demand for the remaining short-term rentals and so this would also increase the amount of revenue to the county. I do not believe the economic Forecasts are correct but overestimate the amount of the potential decrease. I also do not believe the economic forecasts subtract the amount of property taxes that would be continued to be paid when these conversion units are in long term rental; it would be less than short term rental rentals taxes obviously but this is not really the issue because we need housing and if we raise the taxes on the empty 2nd homes and empty 2nd condos then that would more than accommodate for the economic loss and would also encourage people not to have so many empty homes on the island which would be better for home affordability and home availability for our residents which we sorely need.

Some people have said that these units would not and are not suitable for long term rental and this is just completely false and all the information I have tells me that all of these units could easily be long term rentals especially given many of our residents have been living in less than adequate housing because that's all of available or they have actually left the island. Please note that no exceptions to the bill should be granted no amendments should be made because that would be discriminatory and would then be unconstitutional as that was the reason why this ordinance failed in South Tahoe CA. We must not have economic discrimination and sort those affected into categories such as resident and nonresident because that would be discriminatory. These units were always meant to be apartments that's why they were in the apartment zoning and theoretically the exception should never have been allowed in retrospect it seems like a very poor ruling and a poor decision from the past which it's time to correct and I would encourage us to do that now and pass the bill the way it is. We have been talking about this for a very long time and I don't think it's any surprise and I feel bad for those who have invested in these units but it's not like every investment is guaranteed in this world and clearly this rezoning has been a possibility for a long time. Mahalo, Genesis Young MD

Agenda Item: eComments for HLU-4 Bill 9 (2025) BILL 9 (2025), AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS (HLU-4)

Overall Sentiment



Guest User
Location:
Submitted At: 6:57am 06-19-25

Aloha,
I'm Kalani Ross. 36 born and raised in Lahaina. Business owner. Hawaiian. I support this bill.

This bill will greatly support and strengthen our communities. I don't think I have any points that you aren't already aware of. So I'll say this, we as locals appreciate being heard and represented.
Thank you for continuing to support the community bettering the lives of our people.

This bill is a great opportunity to right the canoe to the destination we all want. A strong community of multi generational families who support each other and have a deeper connection than just business.
We can all better serve our community's with the opportunity and hope this bill supports.

Mahalo,

Guest User
Location:
Submitted At: 4:49pm 06-18-25

Tamra Paltin saying her proposed bill - on the sale of a place with an STR permit didn't go thru? Currently people that own homes here on Maui that hold STR permits - if the house sells, the permit ends.. so did she forget or not know that? Or is she just trying to send a message that's untrue? Most of the testimony for passing bill 9 is way off track.. no one is going to subsidize a stranger living in their condo.. especially after listening to all the haters that just want their property

Guest User
Location:
Submitted At: 3:17pm 06-18-25

Thank you, Chair Kama and members of the Housing and Land Use Committee, for listening to all this testimony.

My name is Cloe Cadiz, and I was born and raised in P__ia. I'm 26 years old and wish to continue to live and work in Maui. I oppose this bill. I own, clean, and manage one short-term rental unit with my parents in Maui County. My condominium was not intended to be workforce housing.

My short-term rental job empowered me to be a caregiver for my grandfather. My STR job supports me while I take classes part-time at UHMC to be a future healthcare worker. My STR job allowed me to take a low-paying internship at the National Park. My STR job pays my rent. This is what's lost when some say, "There will be growing pains."

STRs, specifically the Minotoya list, decentralize ownership in the hospitality industry. Visitors can choose to stay with local hosts rather than at conglomerate hotels. Since I opened my STR, my central goal has been sustainability. My favorite part of my job is sharing personalized recommendations with my guests: Directing them to restaurants and services owned by my friends, the farmers market, also educating on how to be respectful of nature and locals.

To quote the UHERO report, "…the most direct local impact of prohibiting TVR use in the Apartment Districts will fall on the 450 Maui residents who owned and operated TVR units as of 2023."
That's 450 Maui families who would be collateral damage from this bill. They would be part of the 1,900 to 3,800 jobs lost, per the study. This bill is an attack on small local businesses, which benefits corporate hotels.

Taking away one resident's job to house another does not solve the housing crisis; it pits us against each other, with private equity as the winners. Please protect residents and oppose Bill 9. Thank you.

Guest User
Location:
Submitted At: 3:10pm 06-18-25

Hello Chair, Vice Chair, and Council Members. Thank you for your service and for hearing our testimonies. I first want to acknowledge the housing crisis and express my hope that our leaders and our community can come together to find real solutions — ones that support local families without unintentionally harming other residents who are also working hard to survive here.
My name is Melissa. I'm a Maui resident, a single mother of four — with three children still at home — and I personally own and manage two short-term rental properties that are our main source of income. I oppose bill 9
My kids have been raised here on Maui. They attend local schools, play sports in the community, and we are fully invested in life here on Maui. Because of this work, I've been able to both support them and stay present in their lives, and contribute to our community.
I do a lot of the work myself — including cleaning and guest care — but I also rely on a team of local service providers for help with maintenance, repairs, and deep cleaning. These jobs support other working families here on island.
I'm also in a unique position to educate my guests. I talk with them before and during their stay about respectful behavior, environmental care, and local culture. I include information on how to be good visitors — where to shop

locally, where to eat, and how to support small businesses. Most of my guests follow those suggestions, and leave with a deeper understanding and love for Maui thanks to that personal connection.
I also want to share something I hope you'll consider carefully:
Both of my properties are in condo complexes on the Minatoya list, and both explicitly include short-term rentals in their original bylaws. For example, Kihei Resort's governing documents — dating back to 1987 — clearly state that units may be rented on a short-term or daily basis. Haleakala Shores includes language as early as 1992 stating that units may be used for transient lodging under 30 days.
These aren't recent changes — short-term rentals have been a legal and intended use of these properties for decades.
If this bill passes, it will wipe out not just my income, but the purpose these properties were built around — and it will hurt the small businesses and service workers that myself and my guests support and rely on.
I urge you to consider a path forward that allows responsible, locally involved owners like me to continue contributing to Maui in a positive way.
Please do not pass this bill. Thank you for your time and your service.

"DECLARATION OF HORIZONTAL PROPERTY REGIME"
for Kihei Resort built in 1981
Page 6
"June 22, 1987
10. Purposes and Uses. The Project and each of the apartments are intended for and shall be restricted to the following purposes and uses: a. Each apartment shall at all times be used only as a private residential or vacation dwelling for the owner, his family, tenants and social guests, and for such other purposes which art! compatible with the applicable zoning ordinances. The owners of the respective apartments may rent or lease their apartments to any persons on any long-term or short-term (including· daily) basis for such residential or vacation use. "

"By laws Haleakala Shores page 6 1992, Dec 19, 1995, also revised 1997,
origin built 1974
2. All units shall be utilized for lawful purposes only, including the provision of transient lodging for periods of less than thirty (30) days, as may be allowed by law. (prior amendment recorded 12/22/95 as Document No. 95-166220)"

Guest User
Location:
Submitted At: 3:07pm 06-18-25

Correction Statement Regarding Testimony:

Upon further review of operator disclosures and facility data, I wish to correct an earlier statement in my submitted testimony titled "Throwing Holy Water on M_'alaea." The Ma'alaea Harbor Wastewater Treatment Plant, operated by DLNR's Division of Boating and Ocean Recreation (DOBOR), is importing up to three truckloads of activated sludge per month, not per week as originally stated.

While this reduces the volume, it does not change the legal reality: importing activated sludge from an external County of Maui facility remains a direct violation of the plant's Underground Injection Control (UIC) permit, which authorizes only treatment of wastewater generated on-site. This unauthorized discharge still constitutes a violation of state and federal law, and enforcement action remains warranted.

Guest User
Location:
Submitted At: 2:38pm 06-18-25

Testimony in Strong Support of a Ban on Short-Term Rentals in Maui
Title: Throwing Holy Water on M_'alaea

Aloha Chair and Councilmembers,

I submit this testimony in the spirit of aloha, accountability, and restoration. This is a call to take up the holy water of the law—not only the statutes in the books but the codes of honor publicly proclaimed by agencies,

organizations, and individuals. The path to healing our communities and our coastlines begins here, and it begins with a ban on short-term rentals (STRs) across Maui.

Chapter 1: Jubilee for the Waters – DLNR's Harbor Wastewater Plant Must Pay

The Department of Land and Natural Resources (DLNR), through the Division of Boating and Ocean Recreation (DOBOR), operates the Ma'alaea Harbor Wastewater Treatment Plant under a UIC permit allowing only treatment of effluent generated on-site. However, for years, this facility has quietly accepted up to three truckloads of activated sludge per week from a County of Maui municipal plant—an illegal act that increases pollution loading in Ma'alaea and directly violates their injection well permit.

This is not a technicality. It is a systemic, years-long breach of federal environmental law. The Clean Water Act and UIC rules are not guidelines. They are enforceable commitments—made not just to regulators but to the land and the sea.

The maximum penalty is $25,000 per day per violation. Just one illegal leach field over a 10-year period could yield over $91 million in potential fines. And those funds could immediately serve Maui:
• $15–$20 million to install UV disinfection at the Kahului Wastewater Reclamation Facility
• Infrastructure improvements at Kihei WWRF to achieve 100% R-1 reuse
• Expanded cesspool conversion grants for working families

Let this be our Jubilee—a year of ecological reckoning, debt cancellation, and the restoration of what is rightfully owed to our waters. DLNR's own 2014 report (Maui's Coral Reef Decline) cannot be taken seriously until the department addresses the contradiction of harboring chronic injection violations. Let every agency be subject to the same enforcement as every citizen.

Chapter 2: The Coral Contradiction – Maui Ocean Center Must Pay

We now turn to the Maui Ocean Center (MOC), operated by Coral World International, with their stated vision:

"To conserve and sustain Hawai'i's marine life for future generations through education and stewardship."

This facility has long marketed itself as a beacon of marine education and reef conservation, yet it has been disclosed to the safe Drinking Water Branch in April 2025 to be the site of chronic UIC violations, discharging unapproved aquarium water treatment process effluent into the Triangle WWTP and injection wells while reporting only human domestic restroom influent for years. An enforcement investigation is currently underway by SDWB.

The Safe Drinking Water Branch penalty for this type of violation can be up to $50,000 per day. If the illegal process effluent comprising aquarium water treatment filter backwash and protein skimmer material has been happening for the entire estimated 10,000 days since the MOC opened in 1998, then the potential fine reaches $500 million—enough to fund a HI state cesspool conversion grant for 25,000 local households, fixing every high risk cesspool in the state to launch a new era of environmental justice for our island.

Under the Hawai_i Cesspool Compliance Pilot Grant Program (CPGP)—established by Act 153 (2022) and implemented under the DOH Wastewater Branch—eligible households were offered reimbursements up to $20,000 toward cesspool conversion or sewer connection, drawing from a $5_million fund on a first-come, first-served basis for Priority Level 1–2 areas .
The program launched on March 15, 2023, under HDOH's oversight, with a strict 270_day compliance window, requiring licensed-engineer design, DOH approval, and supporting inspections .
Deputy Director Kathleen Ho underscored the program's importance: "This is truly an exciting program… provide a healthier environment for future generations" .
However, by mid-2025, all funds were exhausted, with approximately 225 households awarded, and a waiting list established. The framework for healing is in place. It would be so poetic and cool if Coral World funded this in a revolutionary act of accountability.

Statements from Coral World make it clear that the only way for them to stay true to their own morals is to pay the full UIC fine voluntarily:

“Prioritize the Ocean. Our foremost commitment is to the oceans. We wholeheartedly champion and support marine life.”

South African-born Morris Kahn, the founder of Coral World International, is estimated to have a net worth of approximately $1 billion, according to public sources such as Forbes and Celebrity Net Worth.

We ask only this: live up to your own words. Pay the fine. Restore the trust. Align your actions with your values.

Let Tapani Vuori, General Manager of MOC and signatory of the UIC permit in violation, be remembered not for the infraction but for the act of redemption. If he helps to convince Coral World International to render full penalty fine payment and the state of Hawaii allocates UIC penalty resources toward $25,000 upgrade grants for Maui households, he will step into a sacred role—not merely as a manager, but as a redeemer. With full support of Governor Green, the grants could start going out by the end of 2025.

The Hawai‘i Department of Health’s Safe Drinking Water Branch (SDWB), in coordination with EPA Region 9, enforces underground injection control (UIC) violations through Consent Agreements and Final Orders (CAFOs) under the authority of the Safe Drinking Water Act (42 U.S.C. §_300h–2(c)) and HAR Chapter 11-23. These legally binding restitution agreements allow regulators to impose monetary penalties—up to $25,000 or $50,000 per day, depending on severity—and can direct those penalties into Supplemental Environmental Projects (SEPs) such as cesspool conversion grants or wastewater treatment upgrades. The CAFO process includes public notice and comment under 40 CFR §_22.45, a negotiated compliance schedule, and enforceable reporting obligations. Funds from such agreements may be allocated toward projects that directly remediate environmental harm in the impacted community, as seen in prior Hawai‘i enforcement actions. This mechanism provides a lawful pathway to transform fines into targeted restitution.

Tapani Vuori, General Manager of Maui Ocean Center, has served as a member of the Hawai_i Department of Health’s Cesspool Conversion Working Group since at least 2021, a body tasked with guiding the statewide transition from cesspools to environmentally responsible alternatives pursuant to Act 125 (2017). His participation places him in a position of direct influence over state policy, funding priorities, and public education on wastewater impacts—further underscoring the urgency of full compliance with his facility’s own injection well obligations.

Chapter 3: Save MVA – A Reckoning for the Soul of M_‘alaea

M_‘alaea is a mirror of Maui. The fight unfolding there is not just a local skirmish—it is a signal of the deeper crisis we face island-wide. When housing is chopped into daily rentals for passive profit, it no longer serves the people—it serves capital. This is not innovation. It is extraction.

The only way to accumulate excess is to take more than one gives. That is not wisdom. That is imbalance. And when that imbalance is centered on shelter, the result is displacement, despair, and spiritual decay.

Donors volunteering their time for years for the Ma‘alaea Village Association (MVA) have quietly endured personal tragedies—lives lost, healthcare denied, careers ended—all traceable to policies aligned with political candidates from the American continent that have been funded by an MVA STR profiteer and MVA officer. These aren’t vague political talking points. These are real-world, life-altering consequences suffered by volunteers who serve their community, while watching others extract wealth with no accountability.

What are we to make of this moral inversion?

We affirm that those who work, who build, who serve—are the true foundation of Maui. And those who sit on idle STR investments, extracting income while contributing nothing to the commons—are not stewards. They are colonizers of convenience.

Let us speak clearly: this is not a class war. It is a battle between people with class and those without.

To have class is to maintain balance in every transaction: to give and take in measure, to uplift others when you rise. To lack class is to sit on hoarded wealth while others sleep in their cars. And that is what passive income has become—a form of spiritual kleptomania.

We issue this challenge: let every STR owner in M_‘alaea—indeed, across all of Maui—rent their unit long term at truly affordable rates to the applicant who can afford it with the lowest credit score and the most urgent housing need. Offer it not for praise, but as a way to unburden your karma. If the afterlife is real, then wealth hoarded now becomes labor owed later. Why not settle the debt in this life, where it can still help someone?

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Conclusion: Holy Water and the Rule of Law

Let this STR ban be our act of holy water: not poured in anger, but in cleansing.

The laws exist. The mission statements exist. The permits, codes, and public promises exist. If each individual, each agency, and each corporation simply follows the laws they wrote for themselves, we could resolve nearly all of Maui’s wastewater and housing crises in this generation.

The rule of law by this Council—here in this occupied nation—must be followed like the word of God. And the statements made by our institutions must be honored as sacred covenants, or else be stripped away as fraud.

Aloha

Guest User
Location:
Submitted At: 2:01pm 06-18-25

ALOHA! My name is Rick Quosig. I am an owner of a 1Bed 1Bath STVR condo the past 4 years at the Maui Eldorado in West Maui. My HOA is $1700 Mthly; Landlease is $700 Mthly; Resort fees are $540 Mthly; Property taxes are $300 Mthly; Insurance is $100 Mthly. TOTAL monthly is $3240....which does NOT include Mortgage. Even though I am for and against certain elements of Bill 9, at this time this should NOT be an "either/or" situation. Many on both sides of the issue have testified that the choice as stated in Bill 9 continues to create division among us. By definition, this clearly falls into a "Negotiation/Compromise" scenario. Here's my suggestion: Instead of the Maui Council pushing for 1 side against the other, I implore the council to offer up a list of potential compromises for further discussion in the next Bill 9 STVR community meeting. This will bring people together instead of pitting us against each other. This can also be the start of a healing process that is long overdue. The following are just (2) examples of a potential compromise: ** Impose a limit of 1 or 2 STVRs per Owner. ** Exclude STVRs that are designated for "Resort/Hotel" use under the West Maui Community Plan. Those are just 2 of many more I am sure that can possibly be a way out of this unfortunate conundrum. Please reach out to me if you want to discuss in more detail. My email is: rjquosig@gmail.com. MAHALO!

Guest User
Location:
Submitted At: 1:02pm 06-18-25

100 percent support this bill yesterday today and forever. Amen

Edward Codelia
Location:
Submitted At: 11:48am 06-18-25

To: Maui County Council Housing and Land Use Committee
From: Edward Codelia

Aloha Chair Kama and Committee Members,

I am submitting this testimony in strong support of **Bill 9**, which closes the apartment zoning loophole that has enabled widespread misuse of land intended for local housing. As a Maui resident and real estate professional, I believe this measure is not only legally and morally justified — it is also **fiscally responsible** and economically

strategic in the face of rising inflation, global instability, and federal austerity.

Short-Term Revenue Impacts

There will be an initial hit to County revenues if Bill 9 is passed. Current estimates suggest Maui could see a **\$15 to \$28 million annual reduction** in Transient Accommodations Tax, General Excise Tax, and property tax premiums during the first two years. This loss is tied directly to 1,000 to 1,400 short-term rental units operating in apartment-zoned areas, each generating an average of \$80,000 to \$120,000 per year in short-term income.

But this temporary dip in revenue is **not a fiscal crisis — it is a necessary correction**. We must stop treating investor profits as the baseline for County sustainability.

Long-Term Financial Stability

By year three, we expect Maui County to begin recovering and even **exceeding previous revenue levels** through rediversified, long-term economic activity. Gains from long-term rental taxation, stabilized property values, increased home turnover, and the reinvestment of local tenant income are projected to generate **\$10 to \$17 million annually**, with significant additional value created through federal housing grants and public cost avoidance.

The economic activity generated by permanent residents — who buy food, raise families, maintain homes, and pay taxes here year-round — is more stable and recession-resistant than short-term tourist activity.

We Cannot Rely on Tourism to Bail Us Out Again

Let us not forget: tourism came to a grinding halt during COVID-19. It can happen again. The visitor industry is **not recession-proof** — especially with current inflation, declining mainland discretionary income, new federal tariffs, volatile fuel prices, and rising travel costs. A correction is coming whether we like it or not.

If we fail to act, we will be stuck holding the bag when investor interest dries up and tourism declines — while our residents are still displaced, and our infrastructure and emergency services continue to be overburdened by unsustainable use.

New Jobs, Lower Costs, and Real Local Benefits

Transitioning apartment-zoned STVRs to long-term use or legal rental models will stimulate **local employment in construction, elder care, maintenance, and property management**. An estimated **200 to 400 new local jobs** can be created through this transition.

At the same time, apartment owners and associations will benefit from **reduced maintenance and security costs** — with some HOAs projected to see **10% to 25% reductions in fees** as transient occupancy declines.

This is real, measurable relief for local residents — and a sustainable model for managing our housing and labor markets.

Moral Responsibility and Public Trust

At the heart of this debate is a question of values: **Should Maui County prioritize speculative ROI for absentee investors, or secure housing and dignity for our working families, k_puna, and keiki?**

The answer is clear.

We are not obligated to preserve investor returns. We are obligated to serve the public interest. That means using zoning laws as intended — for long-term housing — and ensuring that our scarce land resources are used to sustain a resilient population, not subsidize outside wealth.

Bill 9 is not just about zoning. It is about economic transition, moral responsibility, and long-term survival. While it

may involve short-term sacrifices, it will restore balance, integrity, and sustainability to our local economy. It will make our budget more resilient to recession, inflation, and federal cuts. And it will signal that Maui governs for its people, not for speculation.

Please vote **YES on Bill 9**.

Mahalo,

Edward Codelia
Resident & Real Estate Professional

Guest User
Location:
Submitted At: 11:29am 06-18-25

Aloha Members,

I am a long-term owner of a 555 sq /ft condo in Maalaea Bay. My parents bought our condo in 1978. We have rented it out to local residents, traveling nurses and others needing a short-term accommodation. We have also rented it out to FEMA when the island was in need of housing. We have always contributed to the island's culture and economy , whether it be to fundraisers, to picking up trash, to employing local contractors or service people and of course trying to always spread the Aloha spirit. To lose this because of the inability to have short term rentals would have a very negative effect on the local citizens, economy and owners. All of the rental income we receive is used to defray the costs of maintaining the unit. I would like to think that the planning commission could be more innovative to find a solution to everyone's benefit. I ask that you do NOT pass Bill 9.

Our experience with the long-term FEMA rental was rewarding in being able to provide a place for someone in need. However, it showed me that the 555 sq/ft did not fill the needs of the single person that lived there more than short time. She moved out well short of the year contract, when she found another larger accommodation. 555 sq/ft is not a good solution for even a single person for a long-term stay.

I appreciate your consideration to not pass Bill 9.

Elaine Baker

Guest User
Location:
Submitted At: 11:26am 06-18-25

Taking other people's property does not get anyone a place to live. No one should be forced to rent out their home to anyone - No one stole anyones land.. people do not understand how condo's operate.. all the owners in a condo complex decide on everything.. doesn't matter if the condos are owner occupied or rented out.. condo dues have to insure for the building regardless of occupancy .. its pretty clear the hotels/unions/locals that can't afford here want your place.. America doesn't work like that.. if Hotels want the condo's buy them.. you could use the money that you're going to waste in lawsuits to fight peoples home ownership

Guest User
Location:
Submitted At: 10:18am 06-18-25

People of Lahaina, who were affected from wild fires , deserve a recovered normal life as soon as possible. Please pass this bill as soon as possible IF
1. It really brings the apartments from the list of minatoya to the affordable level for the residents
2. It really solves the housing problem
3. It does not create any law suites and making the situations persistent for the years to come and which does worsen peoples emotions and ultimately affecting the daily lives, cost and inflation.

CONCERNS:
1. Do we really need all about 7000 units from minatoya list where the displaced count is about 5 - 6 thousands
2. Are you going to take out HOA s and manage those units maintained by county, which will bring down the cost to afford the apartment
3. How residents going to pay the rents for the units being rented to them, meaning do they going to have jobs to support the rent and family, when many jobs are lost and not being created with minatoya list is taken out from STVR.
4. What about the units that are going to be vacant for long time and owner will get a situation to sell them for lower price (thinking the housing crash) which results in a lot of loss of income to the county.

Being said all above points , I totally support the Bill 9 and I am also a owner of STVR unit in west maui.

Thanks

Guest User
Location:
Submitted At: 9:55am 06-18-25

Dear Members, I oppose Bill 9 that changes transient vacation rentals in apartment zones to long term rentals only. The U.S. Constitution protects the right to own & enjoy property through the 5th & 14th Amendments. These constitutional protections ensure that individuals can own, use, & dispose of their property, and that the government cannot arbitrarily seize or "RESTRICT" its use without proper legal process and compensation. This will not only incur economic negative repercussions on our county income but also the individual owners. There is NO WAY individual owners can service their mortgages with long term rental income alone. Too Bad, Soo Sad is not the responsible answer. Many will be forced to sell and perhaps still have to service a mortgage for real estate they no longer own. Surely, the county can resolve long term rental situations other ways. Perhaps renovating the planning department so the plans for building are processed more timely. EVERYBODY knows we have one of the longest building permit processes in the nation. This is ALWAYS been a challenge that should not exist when MOST planning departments in the nation have a MUCH shorter window of process. Additionally, for large scale community projects the developer should be able to have less units designated for low income, etc. Consequently, big developers have scaled back on providing much needed housing.. Mahalo for your time and we hope you vote against this bill and determine other ways to provide for Maui citizens.

Guest User
Location:
Submitted At: 9:55am 06-18-25

Aloha Council Members,

I am in support of Bill 9. I am a Lahaina resident and currently have 4 generations under one roof with no room for expansion. We have hotels sitting at low occupancy, have the visitors stay there. This would also create more jobs as hotels will need more workers based on occupancy and need. We need to take care of our local families and keep them here. Please consider supporting this bill, this is our chance at an opportunity to help our people. Not putting money in the pockets of people who aren't even residents of Maui. Mahalo

Guest User
Location:
Submitted At: 8:43am 06-18-25

Honorable Members of the Maui City Council,

I am writing to provide some history about the Paki Maui complex, and provide details of the carrying costs for our 2 bedroom unit (located in phase 1 building next to the ocean). My husband and I are neither for or against the proposed TVR ban. We simply pray that the council finds a way to provide affordable housing solutions for locals, without hurting owners of Minatoya properties.

We bought our unit in 2016, after consulting with a Maui real estate attorney about the legality of using our unit as a TVR, as the seller was doing. He provided us copies of a 1989 ordinance allowing A1 and A2 permits for short term rentals, the 2001 legal opinion by Richard Montoya, the 2014 ordinance (4176) and 2016 ordinances (4315 and 4369) codifying into law all Minatoya properties as TVRs. Our attorney confirmed it was legal to continue

using our unit as a TVR, and didn’t see a legal way for the county or state to remove that right in the future. After our purchase, we were pleased in 2020-23 to see further qualifying conditions for ongoing Minatoya TVR operations (Ordinances 5126, 5301, 5473, 5502).

Paki History (from online research and talking to generational owners and old timers who have lived at Paki):

The first two phases/buildings in Paki Maui were built in 1974-75 (one building with ocean views, the other more inland building with garden views). A third phase/building (mostly ocean/pool views) was built between 1978-79.

Paki Maui started out selling units as timeshares, and when they didn't sell that well after 6-12 months, they began selling them as short term rentals and permanent residences (in accordance with their declarations). One of my neighbors has an original sale brochures, titled "Paki Maui Vacation Rentals". I also have a Paki Maui brochure from the 70's, touting Paki Maui as "the ideal Hawaiian Resort". Joseph Paki (who was born in Lahaina, worked at Pioneer Mill and later served as a police officer, fireman, and Postmaster) originally owned the land and he developed them in the 70's as vacation rentals with the help of his best friend and some investors. The complex may have housed some workforce employees over the years, but it was never built for that purpose.

The Monthly Fixed Carrying Costs for our 1000 sq ft, 2 bedroom unit is as follows:

AOAO (HOA) fees:= $2504
Mortgage (w/ 30% down and 4.25% interest rate) = $3288
Property taxes (2024): $1257
Insurance: $156
MONTHLY TOTAL: $7205

We have been told to expect some assessments in the future to pay for the repair of the seawall, sinkholes, aging plumbing, and concrete spalling.

I will let you decide whether this unit qualifies as affordable long term housing, based on all of these fixed costs.

My husband and I respect the local people, culture and environment. We give generously to Make-A-Wish Hawaii, Maui Foodbank, and Maui Humane Society. After the wildfires, we volunteered for a month at the Honokowai Park, buying/hauling supplies from Kahului, and managing the Maui Humane Society supply tent. All of our guests must take the Malama Maui County Pledge, and we give them a list of volunteer opportunities to take part in during their stay (most take us up on it). Also, my husband has stage 4 metastatic cancer, we use a significant amount of our TVR income to pay for his medical treatment that is not covered by insurance.

Mahalo for reading my written testimony.

Respectfully,
Kana Makino

Guest User
Location:
Submitted At: 8:34am 06-18-25

I am in strong support of Bill 9. I am a resident of Makawao and have family that has been here for decades.

The fires were a beyond traumatic experience for our community. I lost my hanai aunty, and some of my best friends are still in FEMA housing.

As a young person, my fiance and I have not been able to find affordable housing. We have not been able to move out of our family home. We plan to start a family and begin our life, and we are unable to get a place of our own. The most affordable units available on Maui are not affordable for working class folks, and have outrageous HOAs- rates in which we cannot afford.

The Minatoya list units fit our needs. Please do not tell me what is appropriate for me to live in or tell me what I can or cannot afford. Let me make that decision for myself.

Furthermore, we cannot build our way out of this crisis. The process will take too long, and we don't have the time, as we saw from the presentation earlier. We need action now. We don't have enough resources to sustain these STRs. We are a small island. Our island is already suffering from over development. Developing more will not only have environmental impacts such as high waste, water, and energy usage, but also potentially damaging to ancestral land could disrupt iwi kupuna. To develop more is not the answer.

Although I am not kanaka, I stand behind the preservation of Hawai'i and its beautiful, unique culture as an ally. We should prioritize Maui residents and families over developers, business owners, people who live off island, and those who own multiple homes. To support bill 9 is to protect the families who have been here for time immemorial, and those who have been here for decades.

Mahalo.

Michael Bergin
Location:
Submitted At: 6:52am 06-18-25

We oppose this bill

Guest User
Location:
Submitted At: 6:13am 06-18-25

Aloha Chair, Vice Chair and Committee Members,

As owners of a legal STR at the Kamaole Sands property, I strongly OPPOSE Bill 9 which would eliminate the long-standing, legal use of short-term rentals in A-1 and A-2 Apartment Zoning Districts.

The shortage of affordable housing has existed in Maui decades before the devastating Lahaina fire, and I understand that this disaster has created an immediate need; but the Maui government and deceitful lobbyists surrounding them, continue to use the phrase "convert into long-term rentals". There is NO CONVERSION!! The regulations can change to eliminate STR as a use, but they cannot force an owner to long-term rent; thus, creating NO additional housing.

Phasing out short-term rentals is not the solution to years and years of the government failing to provide affordable housing to local families and will, without a doubt, create a much bigger financial deficit to the County of Maui when all of these owners start legal proceedings, if this bill is passed.

These condos are already available as long-term rental properties and have been since they were constructed. There is nothing currently prohibiting them from being owner occupied or from being a long-term rental, so the idea that they need to be "returned to their intended long-term residential use" is a ridiculous thought process. They were always intended to be used for short-term, vacation rentable spaces.

The lack of affordable housing is not exclusive to the State of Hawaii or the County of Maui. There are affordable housing deficiencies all over the entire country. An outrageous amount of tax dollars are already being collected from Maui STRs that are specifically intended to be used for affordable housing, yet, that money seems to "disappear" into a general fund and no housing is built. Maui government claims delays in permit processes and water issues, yet somehow a massive Hilton Vacation Resort was built in Kihei in a flood zone!! More luxury units are being built in Wailea as we speak. How can all of this get approval, yet still NO AFFORDABLE HOUSING.

Wouldn't it be great if every state could turn back the clock 50 years or so? It seems that the supporters of this bill think that can and will happen. There are many, many properties that are for sale at substantially reduced prices and yet, no locals are lining up for them. Because they are not affordable! They will still not be affordable even if market drops further down.

Bill 9 is not about creating affordable housing. This is about the government appeasing a very small, loud group of people that clearly do not care about devasting the economy of Maui. Some supporters say that the jobs lost due to eliminating STRs can "pivot" to another field. Do you not think people would be working in the "other field"

if they could or wanted to? So, a landscaper at a STR complex is just now magically qualified and wants to go to work in the education, medical or IT sector? There are apparently over 600 jobs available at the County of Maui, yet these “locals” say they can’t commit to those jobs because they need housing. Make it make sense to those of us that actually can do the math!

Please OPPOSE Bill 9 as it is written as it will create nothing more than further division of the people of Maui and an economic disaster. This will not result in more affordable housing and even more “locals” will need to leave Maui to find sustainable work.

Guest User
Location:
Submitted At: 5:20am 06-18-25

Please consider other options that will not create such economic damage. There is for sure a better solution that does not upend the lives of so many 1000's of people while simultaneously draining away so much in tax revenue. Please scrap this bill entirely and work towards a better solution that does not simply exchange one person's rights for another's.

Guest User
Location:
Submitted At: 2:14am 06-18-25

11,600 Maui Households earn $15,300 per month!!????
On June 9 Mayor's staff presented these figures....that with a Bill 9 phase out the
"carrying costs" for a Minatoya apt would decrease to $4601/mo. (taxes, mortgage,
HOA fees,etc.),and that 11.600 Maui households could afford this..at 30% of their income
..WHICH THEREFORE CALCULATES AS $15,300 PER MONTH!!! At this income who would buy
a 1 or 2 bedroom apt., instead of a house????
Clearly at $4601/mo. Minatoya apts. would not be an affordable solution
for our workers. ie no"workers housing" solution.
Bill 9 gives little or no housing relief...but it definitely takes jobs,
family incomes, and small business profits.
Responsible government requires us all to vote NO on Bill 9

Guest User
Location:
Submitted At: 11:00pm 06-17-25

Aloha County Council Members,
First, I would like to say thank you for all the tireless efforts of this Council on behalf of our community. You have given many of us hope for a better future for ourselves and our children.
I am writing in strong support of Bill 9 to phase out vacation rentals in apartment zoned buildings. I have lived on the westside of Maui for 30 years. It has been heartbreaking to see so many vacation rentals replace the homes of our residents. I have watched friends and family forced repeatedly to move as their apartments and homes were sold and converted to vacation rentals, so wealthy mainlanders and Canadians can have even more passive income. I have moved more times than I can count. It has gotten to the point that I try to only rent foreclosed units, as they provide more stability than a regular rental. The last regular place I rented was at Napili Ridge, which has both long-term and short-term rentals. My daughter and I rented a one bedroom on the ground floor. The three units above us and the one next door were all vacation rentals. It was very disturbing to have weekly groups of different people partying and being loud and disrespectful, dumping their coolers filled with ice and food bits over their lanai and onto ours. My biggest concern-I could not vet them for sex offender registration to keep my daughter safe. People vacationing have no business being in residential family-oriented neighborhoods, it is disruptive and potentially dangerous to our children.
In recent years the lack of inventory of long-term rentals has driven the price up so high that even people making above average wages cannot afford to rent. I have friends currently looking who tell me that they are 1 out 100 applicants, and landlords are increasing their profits by raising the rent. Local families with pets or children don’t stand a chance of being selected. People I know who work good jobs and own businesses are ending up in their cars or camping. My own mother lives in her van. Businesses are having to close early or not open at all due to severe staffing shortages, as more and more local hardworking families move off island.
When I listen to the testimony of those against this policy, every single one has a financial conflict of interest.

Every one of them is currently profiting from our lack of housing and over-tourism. Of course they would not support this policy, as they have already shown that they do not support our community or our local families. They care only about the money they would lose, which ultimately makes their testimony paid for.
Another benefit of this policy is that it will naturally help control the over-tourism that has for so long increased unchecked. We were already over our carrying capacity as a destination with 3 million visitors a year coming. Even before Covid-19, our ratio of visitors to residents was more than we could sustain with our resources and infrastructure. When the tourists came flooding back during the pandemic, demanding Aloha, and endangering our unvaccinated children's lives, it became abundantly clear to a lot more people that it is just too much. After the fire it has become an even worse problem. This last year, even the tourists are complaining about the traffic, long lines at stores, la k of service, and not being able to get reservations at restaurants, on boat tours, etc. There is a point when there are simply not enough workers to provide services to the people who want their vacations. Additionally, the tensions between locals and tourists have reached a boiling point. Instances of incidences erupting into violent altercations are becoming more and more common. This is a problem. If the people who profit from the tourism industry want to continue to do so, then there must be a balance. If it becomes too tedious, unfriendly, and unenjoyable, they will simply go somewhere else.
In closing, I believe this method of increasing inventory for our residents while simultaneously limiting the amount of tourist accommodations in our residential neighborhoods is brilliant. We don't need more tourists. We need to control the over-tourism that is currently destroying the island and dislodging our local families. We need to make sure that the people who work in necessary industries can afford to live where they work and stay with their families. Thank you for coming up with a plan that will eventually and fairly solve multiple problems that we are all dealing with as a community.

Sincerely,

Delaney de la Barra
Lahaina, HI 96761

Guest User
Location:
Submitted At: 8:10pm 06-17-25

Aloha Council Members,

I am not a property owner or business owner in Maui. I am a resident of California and have been fortunate to visit Maui almost annually for 15 years.

I strongly oppose bill 9.

I have stayed in both hotels and rental units. Hotels kept me dining and spending most of my time on site, but STRs led me to local markets, family-owned restaurants, and small businesses—stuff I wouldn't have discovered otherwise. STRs enrich both visitor experience and the local economy. I did not find Kihei rent a car and try every grocery and convenience store poke until I left the Wailea resort area.

Removing legal short-term rentals won't solve Maui's housing crisis. Instead, I urge exploring proven U.S. models of government-backed, affordable housing:
• West Hartford, CT: A $25.5_million redevelopment added 65 modern rental units for seniors and people with disabilities, funded by state/federal grants and tax credits. It's expanding to 300 units by July_2025.
• Laredo, TX (NeighborWorks): Built 24 homes under $200_k for low-to-moderate-income families. Public-private collaboration created instant equity value for residents.
• Montgomery County, MD: Its Housing Opportunities Commission built mixed-income housing, pairing subsidized units with market-rate rentals to reduce poverty concentration—maintaining high occupancy and financial health.

These programs demonstrate that targeted subsidies, mixed-income development, and land-use planning can increase housing affordability without eliminating visitor accommodations or harming economic vitality.

I've also heard that many residents who oppose the bill feel unable to speak due to backlash or work demands. Please consider those silenced voices as well.

Please reject Bill_9 and instead pursue housing initiatives that both preserve island tourism and address affordability through sustainable, community-supported programs. My family has been through cat 5 hurricanes, fires, and earthquakes as well. The Maui fire victims deserve a true solution.

Please consider the profound impact of your decision on those that could not speak to you face to face.

Mahalo

Guest User
Location:
Submitted At: 7:10pm 06-17-25

Dear Chair Kama, Vice Chair U_u-Hodgins and Members of the Housing and Land Use Committee:

I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Oceanfront Resort which the County has historically identified as having A2-H2 zoning.

We were specifically mentioned as a property that should not have STR rights removed when the bill was forwarded to you from Land Use. And I ask that recommendation be honored. Please feel free to come visit the property to see for your own eyes the reason that Papakea was excluded in the recommendation for removing STR rights.

Background on Papakea

Papakea was initially marketed and sold as a legal vacation rental property before any zoning restrictions limited transient vacation rentals in apartment zoned properties.
Papakea owners have been operating legal vacation rentals for almost fifty years.
Papakea has never been workforce housing so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.
The majority of units at Papakea are under 600 square feet and the property has limited parking.
Papakea is not in a residential neighborhood and is located alongside a long stretch of hotel-zoned properties and directly adjacent to multiple commercially-zoned properties.
Unlike apartment buildings designed for long-term residential use, Papakea has a front desk, an activity concierge, shared activity space, and numerous other common resort amenities.

Owners purchased condos at Papakea with the reasonable expectation that short-term rentals were legal based on ordinances as far back as 1989, and as recent as 2022.
In reliance on the Maui County ordinances and published documents, Hawaii state law, and constitutional protections, owners invested in costly renovations, furnishings, and long-term financial commitments such as mortgages that make any phase out of short-term rental right offensive of each buyer's investment-backed expectations.
Papakea's Contributions to the Community

Papakea's resort operations provide full-time, benefited, employment for 35 local resident employees; some have worked at the property for over 17 years; some started in entry-level positions and worked into supervisory roles.

Papakea supports a wide variety of local trade professionals including pest control, HVAC, painting, plumbing, electrical, general contracting, masonry, tile and flooring, fitness instructors, entertainers, and tree trimming.
Individual Owner Contributions to the Community

Many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures.
Shutting down short-term rentals at Papakea means telling local entrepreneurs that worked hard to build a small

business that they need to just go get a job somewhere else to make less money, have less flexibility, and be subject to oppressive corporate policies.
Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui County Transient Accommodations Tax.
Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, activities, state parks, the national park, and shops.
Papakea owners and guests regularly participate in community activities including volunteering at beach cleanups, Maui Humane Society, the hospital, and many other local organizations, and contribute to local philanthropic and cultural efforts.
I would like to thank the committee for the opportunity to comment.

Sincerely,
Owner
3543 Lower Honoapiilani rd Unit L206
Lahaina, HI

Guest User
Location:
Submitted At: 6:07pm 06-17-25

Aloha,
I am a resident of maui
Born and raised and have worked in the cleaning business for over 20 years... I've been cleaning for half of my life and that's how I make a living and how I support, me n my family... If they decide to phase out strs I am not quite sure how I would make a living... I oppose to bill 9

Guest User
Location:
Submitted At: 6:03pm 06-17-25

I oppose Bill 9 because it will cause massive loss of essential jobs for Maui residents and also cause a huge decrease in tax revenue for Maui County. These jobs and revenue are not replaceable and implementing Bill 9 will therefore cause severe suffering for many Maui workers, families and taxpayers.
Instead, consider using the massive amount of funds generated yearly from Maui visitor taxes to create, renovate and subsidize affordable housing for those Maui families who cannot provide for themselves.
No on 9 -There is a better way forward!

Guest User
Location:
Submitted At: 5:27pm 06-17-25

My name is Ricky Lew. I have lived in Maui for eleven years. I work as the full-time Resident Maintenance Manager at Makani Sands Condominiums in Lahaina. I oppose Bill 9. If this legislation is enacted, I will lose my job and the accompanying residence. Please do not vote to approve this bill. I do not want to become homeless and jobless.

Guest User
Location:
Submitted At: 5:17pm 06-17-25

Aloha Council Members,

My husband and I have been a residents of Maui for 45yrs. I am opposed to Bill 9 and the TVR rental phase-out in apartment districts except for work force housing that became STR's.

My husband and I purchased our Condo at The Palms at Wailea in 1997. We've owned it 28yrs. and never once wanted to sell it. It was always to be handed down to our daughter who was born and raised here. It was

understood at the time, we would be able to rent it out short term ,that it was grandfathered in. Never were we ever told that it was on a Minatoya list. I would have thought that even Escrow would have mentioned this at the time or someone. We purchased direct from the owner and not one word of it until now.

We invested our hard earned money into Maui. We were not outside investors. This is our home. We pay top GET and TAT and property taxes .

The Palms at Wailea is in the resort of Wailea surrounded by homes mostly owned by 2nd home owners. The condo would not accommodate a family and no pets. There is only one designated parking spot. Also, nowhere for storage. We have a high homeowners association fee and still after all these years have a mortgage. With the higher taxes and all the fees we would not be able to rent it long term.

Our condo has been empty now because of what is going on. We are usually booked solid. Our rate has also gone up to cover all the expenses, electricity costs, fees and taxes , as well as any appliances that need fixing or replaced. We are at our max and cannot raise our rental prices anymore. If anything we have to reduce our rates . At $299/nt for a 2BR/2BA we are giving it away for a 1200 sq. ft. condo in Wailea and I still am not getting any takers. As a result , the County is losing revenue because we are not rented and wide open. Tourists are not coming. They are going other places that are a lot cheaper and where they feel wanted. It's a shame what has happened here and I'm afraid more businesses will close.

Covid and The fires have hurt Maui tremendously. This will put the nail on the coffin if this is allowed to happen.

We need to do something to bring tourists back . We need a full on media blitz to welcome tourists back. Tourism is the lifeline for our community.It is very sad what has happened to come to this.

Something needs to be done to lower taxes for local STR investors too. We pay high property taxes for STR's, GET and TAT taxes. The same rates as Out of State investors. We should not be paying the same rates as Out of State investors. We keep our money here. This is not fair to long time residents that live here , buy goods , services, banking, etc. to pay the same as Out of State investors.

STR's, have to increase their rates to be able to stay in business along with fees that rental companies charge and everything else to keep the condo updated . We pay our cleaners $200, every time they clean when visitors leave, which they are not getting also. This loss of revenue filters down to everyone. Let's face it, Tourism has been our main source of income here. Too many people make a living here from it. We cannot afford to lose this. So many condo's sitting empty now. We are headed for another recession that will be devastating for everyone. It will take another 7 yrs. to recover if not longer.

STR's should not be taken away. The writing was on the wall to see Real Estate prices , rental costs and tourism going up for years and yet nothing was done to provide workforce and low income housing. Where was the foresight? The STR industry should not have to suffer as a result of the Government's short sidedness . Instead everything was focused on high end developments and now we are here. We have 2 sides. One for tourism and the one's that do not want it and make their voices loud and clear to turn tourists off from coming here and feel entitled to take away the zoning of these condo's thinking there will be more housing. This will not happen and will be tied up in the courts for years.

It's easy to see where Maui is headed and it's not progressing, it's going backwards. Money will not come into Maui if there is no shopping, no boutiques, empty malls along with high costs to go to restaurants, activities and all the nickel and diming for attractions and loss of tourists coming and spending. Why would anyone want to invest here with all this going on. There are just too many fun, cheaper places to go that offer so much more. The writing is on the wall.

In conclusion, I feel it will be devastating if the STR's are taken away. This is a free country. The Government should not be able to take away people's investments , create hardships for so many because of a housing shortage the Government is responsible for to begin with. There will be so many law suits that it will bankrupt Maui and be held up in courts for years and only hurt ourselves.

I've been through 4 recessions here and this will be worse than ever. I sold products to all the stores in the State.

I've seen what they went through and how hard it was then to stay in business. I can't imagine now. With shipping costs to bring goods in , will bring up the costs of everything including the high rents they already pay and no tourists to support local businesses. We will have empty stores and malls everywhere with NO takers. People are moving in droves. Maui has lost its charm and it's so sad. The Government needs to make wise choices at this time.

I'm glad I got to experience it at a time when Maui was Maui. Such great memories . I only hope that something is done for the better of Maui and all it's citizen's that live here, retired ,working and families before everyone leaves as well as all the people all over the World that Love Maui and want to come back.

Thank-you so much for listening to my testimony.

Guest User
Location:
Submitted At: 5:16pm 06-17-25

Resident kupuna should not have their apartments that were designated as such years ago, be prohibited from short term rentals in Resort areas, or over property taxed based on outrageous rates due to housing prices having been driven up from outside investors. Long time residents and owners should have their tax basis be on what they paid for their homes, not the artificial unsustainable and inflated "assessed value". I was able to hang on to my original 1/1 apartment when I upsized decades ago, in order to provide for my retirement and for my ohana to stay in their homeland rather than have to move to Las Vegas. The inflated tax rates, and inability to do short term rental in Resort designated areas, are contributing to the downward spiral in income of Hawaii Resident owners and especially retiree kupuna. It will also devastate the tax income to the County from these rentals.

Kenneth Carpenter
Location:
Submitted At: 5:09pm 06-17-25

As a condo owner on Molokai, I oppose this bill. When it is all said and done, if this bill is passed, it will fail in the courts. It will take years to work its way through the courts, but it will fail. The Land Reform Act isn't going to help you. Midkiff isn't going to help you. Eminent Domain isn't going to work. The bill is up against the 5th Amendment of the US Constitution and the Takings clause. UHERO is against you. Simple equitable estoppel is against you. I'm sure your legal counsel has already told you all this. Maui County will be paying for attorneys from the inevitable injunction to the loss at the Supreme Court years down the road. How much money do you really want to waste here? How many homes could you build with that money? How much time do you really want to waste? How long are you going to wait to actually help the people of Maui? Regards, Ken Carpenter, Wavecrest, Molokai.

Guest User
Location:
Submitted At: 4:42pm 06-17-25

I oppose vehemently the bill 9 that is being forced on to the Maui community. I am a proud resident and an owner of the STVR there is no one that would benefit from rescinding the permissions. These are STVR permissions that were provided to the community of short term rentals and the rentals thrived all these years based on those facts. There is no evidence that suggests that the removing these permissions would aid affordable housing as the cost of HOA and property taxes would be prohibitive for anyone to own a home in these communities on the aegis of affordable housing. The HOA + property tax + insurance for these homes themselves would cost around $25000 to $30000 per year which in itselves puts the home out of reach for many who is looking for affordable homes. These homes through the property taxes, the vacation taxes and HOA does invaluable service to the community and feed many people and this again benefits the community of Hawaii. Please reconsider this bill and do not revise it after all these years on the name of affordable housing as it clearly cannot lead to affordable housing. thank you for your consideration!

Guest User
Location:
Submitted At: 4:42pm 06-17-25

I am writing in support of bill 9. My name is Archie McLeod, I live in Wailuku. Maui County possesses the authority to establish and enforce local laws that regulate housing and rental practices, including renting, subletting, and property conditions. This authority allows the county to implement policies such as rent stabilization without needing state approval. Given the escalating rents and affordability challenges faced by residents, Maui County has the power to adopt measures that protect tenants and better manage the housing market.

Although there is no formal rent stabilization policy in place at the moment, the county can introduce various local housing regulations to tackle these issues. This includes rent stabilization, rent control, or a combination of both. However, implementing a rent stabilization program based on inflated market conditions could lead to unintended consequences such as reduced housing supply and market inefficiencies. To mitigate these issues, it is essential that rent stabilization policies be based on accurate, long-term market data and continuously monitored and adjusted as market conditions evolve. This approach will ensure that the policies address housing affordability effectively without distorting the market.

The proposed zoning changes for A-1 and A-2 zoned properties are crucial to managing Maui County's housing market. These changes could significantly impact rental supply and affordability. If approved, they could lead to increased density and more diverse property uses, potentially increasing the availability of rental units and alleviating some pressure on rental prices. This increase in supply could enhance the effectiveness of any rent stabilization policies implemented following the zoning amendments.

Conversely, if these zoning changes are not approved, the county may continue to face constraints on rental supply, which could worsen existing affordability issues. In this case, rent stabilization may become more urgent to protect tenants from rapidly rising rents and ensure that affordable housing remains accessible to community members. A more aggressive rent control policy might then be necessary.

Rent stabilization is a valuable tool for addressing immediate affordability challenges, but it must be understood within the broader context of the housing landscape. Effective rent stabilization policies should consider current market conditions, including how zoning decisions impact housing supply and rental rates. Without this consideration, rent stabilization alone might not fully address the root causes of high rents. Additionally, the rental market is currently adjusting to FEMA rentals, above-market rates, and the influx of unemployed tenants under the FEMA program.

If zoning changes lead to higher property values, the county will need to adjust real property taxes accordingly. Increased property values from new developments or higher density could result in higher tax revenues, which could support affordable housing initiatives or mitigate potential negative effects of rent stabilization. It is vital that county tax policies align with housing strategies to ensure fair and effective outcomes.

The proposed zoning changes are essential for addressing Maui's housing crisis. By increasing property flexibility and density, these changes will significantly boost the availability of sustainable housing units, which is crucial for meeting growing demand and alleviating rental market pressures.

Current zoning regulations limit new developments and conversions, contributing to a strained rental market. By approving these zoning amendments, the County Council can facilitate the development of more rental units, helping balance supply and demand and reduce rent pressures.

Given the complexities of these issues, the committee must approach the discussion with a comprehensive perspective. The decision on zoning changes will affect not only rental unit availability but also the effectiveness of any rent stabilization policies. Therefore, a thorough examination of both zoning and rent stabilization, along with potential tax law adjustments, is essential for crafting effective solutions that address the community's needs.

Additionally, while rent control might be more effective in curbing real estate speculation due to its strict limits on rent increases, it could discourage new construction or property renovations. Rent control can also lead to market distortions, such as property shortages if landlords withdraw units or convert them to other uses.

On the other hand, rent stabilization allows for moderate, predictable rent increases, which helps tenants manage affordability while still providing flexibility for landlords. It balances tenant protection with allowing landlords to

adjust rents in response to changing market conditions, preventing extreme market fluctuations.

Given Maui's high real estate prices and the impact of speculation on affordability, a combination of policies may be needed. Implementing rent stabilization along with measures to curb speculative buying, such as increased property taxes for non-resident investors or additional regulations on property transactions, could offer a more comprehensive solution.

Maui County's authority to regulate housing practices provides a significant opportunity to address pressing affordability issues and market inefficiencies. While the county can implement rent stabilization policies without state approval, it is crucial to approach these measures with careful consideration and evidence-based data. The interplay between proposed zoning amendments and rent stabilization is critical. Zoning changes, particularly those that increase density and diversify property uses, could enhance rent stabilization's effectiveness by boosting rental supply and easing market pressures.

Guest User
Location:
Submitted At: 4:31pm 06-17-25

I oppose Bill 9. It will negatively affect Maui residents and those wanting to vacation on our beautiful island. We have owned our condo since it was built 51 years ago. As one of the first built specifically for short term rentals our original paperwork states it is approved for short term rentals. There's no evidence this will lead to more affordable housing. Instead it will hurt as all the workers who support the short term rentals will be out of work. Thank you

Guest User
Location:
Submitted At: 3:20pm 06-17-25

I oppose Bill 9 because it will hurt local residents and does not solve the housing crisis.

We are a family of three living full-time on Maui, with a new baby on the way. Our livelihood depends on the short-term rental (STR) industry—we rely on cleaning and hosting work to help cover our basic living expenses, including housing, food, and childcare. STRs provide steady income that helps many local families like ours stay rooted here. Removing this legally codified use—approved by the County and supported in our condo's governing documents—introduces financial instability at a time when many residents are already struggling to stay afloat.

There's no evidence this bill will result in more long-term rentals, but there is clear and immediate economic harm. Most STRs in apartment-zoned areas are small studios or one-bedroom condos with high HOA fees and minimal amenities, making them unsuitable and unaffordable for long-term renters. According to County data, less than 10% of STR owners say they would convert to long-term rental use if forced out—meaning the vast majority would remain empty, be sold to second homeowners, or fall into disrepair. Meanwhile, STRs generate over $60 million annually in property taxes and contribute nearly $900 million in visitor spending. That revenue funds schools, parks, road repairs, and county jobs. Losing that would create more harm than good.

STR owners and operators are not the problem—we are part of the solution. We are regulated, pay taxes, and follow the rules. The better path forward is enforcement against illegal operators, not punishing legal ones. Maui needs real housing policies: fast-tracked development, affordable housing incentives, and cost-reduction programs for residents. Bill 9 doesn't solve the housing crisis—it destabilizes local families and undermines our island economy. I oppose Bill 9 and ask you to protect Maui's working families.

Ramin Shookhtim
Location:
Submitted At: 2:58pm 06-17-25

I oppose this Bill. I won't repeat the arguments that others have already made. I just like to bring to your esteemed attention, simple fact that adding HOA fees + property taxes already puts the cost above affordable housing. Thats not even considering any mortgages and high cost of repairs. On the human side, there are many retired couples who "winter" in Maui. These people are mostly retired Americans from colder climate. Many people in support of the bill have the image of multi-millionaires who come to Maui and exploit lower income natives. While there might be some cases like this, these big corporations don't need to make $1000 a month

from a studio in Maui, they have far better sources of income. Many folks have worked hard during their productive years, saved and planned for a retirement and now we are telling them too bad, you shouldn't have planned your retirement in Maui. One of the worst things that any legislation can do, is to be retroactive. Its the very signature of a non-democratic jurisdiction. We know what the problem is, we have survived the Lahaina fires, its time to re-build Lahaina, but we can rebuild it with consideration of affordable housing. We can increase the zoning to allow more units per lot, no STR permits, we could even model after other municipalities such as Santa Monica, that gives incentives and designates certain number of affordable units per project, for example require 3 low rent units per every 10 units in a new project. Bill 9 if passed, will not survive test of time, it will cause entire buildings turn into derelict districts, left in state of disrepair, while Maui will keep raising (property) taxes to make up for lost revenue simultaneously reducing services (police, fire, environment etc), which will become a viscous circle until the whole system breaks down like New York City of 70's and 80's. To be sure, there will be pockets of super high-end homes in isolated areas (Wailea, Makena....) that don;t use any of the products or services that create jobs for residents. But without low and middle-class tourism, Maui will be a shadow of its past and right now this is what the Bill is proposing, no visitors on a low budget. It will hurt the very people its trying to help. Thank you for your time.

Guest User
Location:
Submitted At: 2:55pm 06-17-25

Hello and thank you for accepting my testimony.

I strongly oppose Bill 9 because it will vastly hurt so many local residents of the Island of Maui.

Tourism in Hawaii and Maui County is the lifeblood of the community.

Countless Maui County residents rely on the tourism industry for their livelihoods and to care for their families.

By eliminating a vast amount of options for tourists, these Maui residents and community members will be devastated by the final impacts of this bill.

There has to be a better solution that focuses on bringing all residents together compared to ripping them apart.

Even larger vendors like the hotel industry will suffer as many of those workers have family members that rely on short term rentals as part of their family livelihoods.

Maui County has suffered far too much from the horrific fires in Lahaina and now this would be a further crippling blow for those who need stability the most.

Please focus on affordable housing and working to increase the types of industries that rely on Maui such as agriculture, science and technology. Maui County has a tremendous opportunity to be back at the forefront again.

We implore you to oppose this legislation for the future of Maui County.

Thank you and Aloha,

Ron Foxworthy

Guest User
Location:
Submitted At: 2:50pm 06-17-25

Aloha!

I oppose the elimination of LEGAL transient vacation rentals in A-1 and A-2 apartment zoning districts.

I am a permanent resident of Kauai. I purchased I GO MAUI VACATION RENTALS AND REALTY almost 8 years

ago in addition to the property management company I own in Kauai - SUITE PARADISE, consisting of approximately 150 rentals there. The STR ban will affect the company I own in Maui and this ban will put my business out of business in addition to the unemployment of the employees I have and consider my ohana.

I GO MAUI VACATION RENTALS AND REALTY currently consists of 4 permanent residents - an operations manager, 2 housekeepers, and one assistant to our office. See their names listed below:

· Amy Prentice- Operations Manager

· Abigail Christopherson- Office Assistant

· Danielle Bennett- Housekeeper

· Pifany Sanchez- Housekeeper

I GO MAUI VACATION RENALS AND REALTY also contracts out to over 33 different locally owned independent contractors and companies to service our units consisting of plumbers, electricians, handymen, cleaners, and more. Please see the list of the major ones we CURRENTLY use weekly if not daily and the companies we use for the operations of the company:

· James Christopherson- Handyman

· Eric Schiebel- Handyman

· Matt Carlson- Handyman

· Robert Baloran- Handyman

· Jalvin Endriga- Appliance Repairman

· Doug Bell- Appliance Repairman

· Gina Baker- Cleaner

· Jules Iraha- Cleaner

· Lace Souza- Cleaner

· Sherrel Romero- Cleaner

· Misty Gonzoles- Cleaner

· Juliana Grinle- Cleaner

· Ryan Cocco- Window Cleaner

· Jason Moreen- Window Cleaner and Upholstery Cleaner

· Neil Swanson- Upholstery Cleaner

· Vic Mannoia- Drapery cleaning

· Alonso Ortiz- Drywall and Tiler

· Reid Bellmore- Plumber

· Alejandro Angel-Franco- Plumber

· Kiakona Ordonez- Photographer

· Aloha Termite and Pest Control - pest treatment

· Chris Wallace- AC maintenance technician

· Makana at RIP AIir Conditioning - AC maintenance technician

· Air Conditioning of Maui Inc - AC maintenance technician

· South Shore AC- AC maintenance technician

· Certified Air Conditioning LLC- AC maintenance technician

· Carol Vanderlubbe- CPA Bookkeeper

· Parish of Good Shepard Episcopal- Church for rental of our office

· Menehune Water- Water supply in our office

· William Waters- Locksmith

· Mark Logan- Electrician

· Maui Blinds- Blind Repair and Installation

· Budget Blinds - Blind Repair and Installation

· Lifestyle Maui- furnishings

· Maui Coffee- coffee supply for guest arrivals

Even these food vendors we use for staff lunches and meetings will be affected by our company's lack of service requests:

· HI Thai- lunch meeting service

· Wailuku Coffee company- lunch meeting service

· 808 on Main- lunch meeting service

· Seascape Restaurant- Holiday party lunch meeting service

· Hula Cookies- we purchase gifts here

I oppose this ban because it will result in serious financial implications, such as lost jobs, and harm to small businesses and county revenues. Even before this bill passed, this has negatively impacted our permanent residential contractors and employees – whether full-time or part-time in producing job and work orders for these contractors due to lack of tourism since the fires.

Leslie Sherman
General Manager

Guest User
Location:
Submitted At: 2:33pm 06-17-25

am a 30 year long time west maui resident. I strongly oppose this. Converting small condominiums to fit families is not the solution building more affordable houses are. Who wants to squeeze into a small condo. Pay high rent. Not have animals. I sure don't. I need a home not a condo. Please do not pass this bill. It is not the solution and will only cause more problems for our community. We need visitors and not all visitors want to stay in hotels. This will create Less jobs and People leaving because People won't have jobs to pay rent. This will only create more problems for or community. Build more affordable homes not take away jobs as those that are employed by short term vacation rentals. Building more affordable housing not destroy livelihoods that's the solution. Thank you for your consideration to NOT pass this.

Guest User
Location:
Submitted At: 1:54pm 06-17-25

Aloha Chair Kama and committee members,
I am writing in strong opposition to Bill 9. This Bill is ill-conceived and politically motivated and will not address the lack of affordable housing on Maui. What it will do is punish STR and small business owners for a problem they did not create.
I ask that the council members go out in the community and speak to their constituents about this Bill. Small business owners who cater to tourists will be severely affected by the passing of Bill 9 but many are afraid to speak publicly. Please read the many testimonies of these small business owners asking that the Bill not be passed. Please do not listen to the very vocal minority who want this Bill passed. It is disrespectful and hypocritical of these activists (some who worked in the tourism industry pre-fire and are now paid lobbyists) to tell small business owners who have spent years building up a business to simply PIVOT when their businesses have to close due to this Bill and the resultant lack of tourist dollars. If STR cleaners wanted to work for the hotels they would do so.
The argument that the people who stay in STRs only shop at Costco and do not eat in local restaurants or shop in local stores is not based in reality. They may eat one meal a day in their rental but are spending their days and dollars touring the island enjoying all it has to offer by shopping and eating out and that money stays on island. If anything, it is the hotel resort guests who are encouraged to stay on hotel property as much as possible eating in hotel restaurants, going to their luaus and taking surf lessons in-house and that money goes into corporate not local pockets. And as we all know there are plenty of local people who shop at Costco.
By my count there are about 43 STR apartments up for sale for under $500,000 – why haven't these been purchased? You know why – HOAs and other carrying costs are very expensive and will continue to rise in the coming years. If this Bill passes there will be thousands of apartments either up for sale or sitting empty being used by their owners for a few weeks or months per year.
The argument that draining swimming pools/fountains and ripping out landscaping will lower HOA fees is ridiculous. Those actions will make zero difference. It is the insurance costs, repairs/maintenance (including labor costs), and special assessments to replace roofs and sewers systems of these decades-old buildings that keep the HOAs incredibly high. Very few if any STR owners make a profit and most take losses on their properties. And if these apartments were to be rented long-term the rent would have to be very high to cover these costs.
Please do not pass Bill 9. It will not provide the affordable housing needed and will punish STR and small business owners who have done nothing wrong. We all want affordable housing for everyone – this is not the way to achieve that. Thank you.

Guest User
Location:
Submitted At: 12:50pm 06-17-25

I am in strong support of Bill 9 and phasing out the short-term rentals in Minatoya properties.
I am in support of local families and workers that desperately need housing.
We have had to move away from the Island of Maui due to the high cost of housing and living.

Especially those that were impacted by the fires, deserve housing before visitors.
Investors should not be profiting at the expense of suffering community members.
Please stand in support with the community and help local families who are the heart and soul of the island have long-term, sustainable housing by supporting Bill 9.

Guest User
Location:
Submitted At: 12:45pm 06-17-25

Aloha Council Members,

I have chosen to not provide my personal information because of the fact that I and my family have been subject to online harassment and inappropriate calls from blocked numbers because I am a realtor and because of my opposition to Bill 9.

I am 100% supportive of the need to create more affordable housing. However, Bill 9 is not the way to do it. As much as the Mayor and supporters of Bill 9 believe it will, let's simply review the facts. The assumption is that by passing Bill 9, owners of Minatoya properties will either sell or rent long-term, and you know what they say about assumptions.

There has been a lot of talk about making housing affordable for purchase by local families. But, as I stated earlier, let's look at the facts. Let's look at prices prior to Covid. In 2019, the median sales price for a two-bedroom condo in Harbor Lights was $135,000. There were 24 sales in the complex that year. There were 35 active listings in January 2019 and 45 active listings in December 2019. That means that there were more listings than buyers for condos with an average price of $135,000, with the lowest sale being $97,000. The question has to be asked. Why, given the low prices in 2019, were local residents not buying when the prices were so low? Even today, you can buy a two-bedroom condo in Harbor Lights for under $200,000.

If local residents aren't able or willing to spend $200,000 on a condo in Harbor LIghts, how can you say that the Minatoya condos will be affordable to local residents? The numbers don't make sense!

In addition to Harbor Lights, for under $300,000, one could buy a two-bedroom condo in Maui Sands! You can buy a two-bedroom condo in West Maui Trades for $199,000! There is a one-bedroom condo in Maui Sands that is listed for $149,000 that has been on the market for 49 days as of today. Yet, there isn't anyone lining up to purchase any of these properties.

Actions speak louder than words. If one couldn't afford a $100k, condo in 2019, or a $150k condo today, I'd like someone to explain how they think these same local residents will be able to afford a $300,000+ condo (which is likely the low end of where the Minatoya properties would trade if Bill 9 were passed).

If anything, please look at the facts and consider what I've shared. The only result from Bill 9 is going to be island-wide economic disaster. Unfortunately, the Mayor and supporters of Bill 9 want you to think otherwise. But many of those same families, who are supporting Bill 9, need to realize that they too will be adversely impacted by Bill 9's passage. Loss of jobs means loss of income which means either continuing to rent or worse, loss of property to the lender.

I am asking that you come up with a strategy that makes more sense that this wholesale economic-killing bill. Take back the $33 million that the council funneled to the convicted criminal from Texas and reallocate that to local families to help them purchase in Maui Sands, Maui Trades, Maui Lani Terraces, Maui Sands, etc., and allow the short-term rentals to provide the benefit that they do - local jobs AND funds that support affordable housing.

Guest User
Location:
Submitted At: 12:16pm 06-17-25

I support Bill 9.
To analyze how an investor views a short-term vacation rental (STVR) purchase on Maui—and how this differs from the perspective of the federal and state governments—especially in the context of Bill 9, we need to look at the financial motives, tax strategies, and legal treatment of such properties. Here’s a breakdown:

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__ 1. How an Investor Views a STVR Purchase on Maui

_ Profit Motive
• Rental Income: STVRs on Maui generate high nightly rates due to tourism demand. Investors often buy these properties specifically to monetize short-term rental income.
• Cash Flow: Many investors target properties that can “pay for themselves,” meaning rental income covers mortgage, property taxes, HOA, and maintenance.
• Appreciation: Maui real estate tends to appreciate over time. This speculative upside adds another layer of profit expectation.

_ Limited or No Personal Use
• The property is not a primary residence. Investors may use it a few weeks a year (often within the IRS personal use limit of 14 days or 10% of total days rented).
• Most of the year, the home is unoccupied or occupied by paying tourists.
• It’s common for investors to live off-island or even out-of-state.

_ Tax Write-Offs and Benefits
• Depreciation: Investors can depreciate the structure value (not land) over 27.5 years.
• Operating Expenses: Cleaning, repairs, utilities, HOA fees, property management, mortgage interest, and insurance can be written off.
• Bonus Depreciation (if applicable): Some may use accelerated depreciation strategies via cost segregation to front-load write-offs.
• Travel Deduction: Investors can write off travel to check on the property if it qualifies as a business purpose.
• 1031 Exchange: Investors can defer capital gains tax by selling one property and buying another “like-kind” rental property.

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__ 2. How Federal and State Governments View the Property

__ Federal Government (IRS Perspective)
• Not a Primary Residence: STVRs owned for income purposes are treated as investment or business properties, not personal homes.
• Schedule E Filing: Rental income and expenses go on IRS Schedule E. If the investor materially participates, it may be treated as an active business.
• Capital Gains Tax: Upon sale, investors pay capital gains (15–20% federal, possibly 3.8% NIIT).
• Limited Personal Use: If the owner uses the property for more than 14 days or 10% of the days it’s rented, they lose some deductions.

_ State of Hawai_i Perspective
• General Excise Tax (GET) and Transient Accommodations Tax (TAT): These are required for all short-term rentals. The state views the property as a commercial revenue generator.
• Real Property Tax Classification: Maui County assigns higher tax rates to STVRs or non-owner-occupied properties (often classified as Hotel/Resort or Short-Term Rental tier).
• No Residency Benefit: Since the investor doesn’t live there, they get no property tax exemptions (like the homeowner exemption).
• Use Restriction Scrutiny: The state and county are now scrutinizing zoning compliance, permit status, and community impact, especially under Bill 9.

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_ 3. Relation to Bill 9 (Maui County Legislation)

Bill 9 aims to reform the use of apartment-zoned properties and close loopholes that allow STVRs to operate in

zones not intended for transient accommodations.

How Bill 9 Threatens the Investor Model:
• Zoning Reclassification: Investor-held STVRs in apartment zones may lose the right to operate if not properly permitted.
• Loss of Revenue Stream: If the unit can no longer be used as an STVR, monthly revenue drops sharply, potentially making the mortgage unsustainable.
• Reduced Tax Deductions: A property that can no longer be rented short-term may lose business-use classification, especially if left vacant.
• Forced Sale or Long-Term Rental: Investors may be compelled to convert the property to long-term rental (with lower yield) or sell (triggering capital gains).
• Loss of 1031 Strategy: If the use is invalidated, it may jeopardize eligibility for tax-deferred exchanges.

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_ Key Contrast: Investor vs. Public/Government Interest

Category Investor View Government (Public Interest) View
Primary Use Profit via short-term rental Housing for residents
Tax Strategy Maximize deductions & defer gains Ensure fair taxation & compliance
Occupancy Mostly tourists, rarely the owner Prefers local families or long-term tenants
Zoning Purpose Exploitable loophole Intended for residential or workforce housing
Community Impact Externality risk is secondary Overcrowding, displacement, and gentrification are primary concerns

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_ Strategic Takeaway

Bill 9 targets a structural conflict: speculative investor use of local housing stock versus the community's need for secure, affordable housing.
• Investors optimize for ROI, tax arbitrage, and minimal local integration.
• The County seeks to uphold zoning integrity, ensure housing availability, and curb externalities caused by STVR proliferation.

Please approve bill 9

John Bonilla

Guest User
Location:
Submitted At: 12:07pm 06-17-25

Dear Chair Kama, Vice Chair U_u-Hodgins and Members of the Housing and Land Use Committee:
I oppose Bill 9 as drafted and propose that the Council amend Bill 9 to exclude Papakea Oceanfront Resort which the County has historically identified as having A2-H2 zoning. Below I have listed some of the reasons I believe Papakea Oceanfront Resort should be excluded from Bill 9:

* Papakea was initially marketed and sold as a legal vacation rental property before any zoning restrictions limited transient vacation rentals in apartment zoned properties.

* Papakea owners have been operating legal vacation rentals for almost fifty years.

* Papakea has never been workforce housing, so Papakea is not an example of a property that converted from workforce housing to transient vacation rental use.

* The majority of units at Papakea are under 600 square feet and the property has limited parking.

* Papakea is not in a residential neighborhood and is located alongside a long stretch of hotel-zoned properties and directly adjacent to multiple commercially-zoned properties.

* Unlike apartment buildings designed for long-term residential use, Papakea has a front desk, an activity concierge, shared activity space, and numerous other common resort amenities.

* Owners purchased condos at Papakea with the reasonable expectation that short-term rentals were legal based on ordinances as far back as 1989, and as recent as 2022.

* In reliance on the Maui County ordinances and published documents, Hawaii state law, and constitutional protections, owners invested in costly renovations, furnishings, and long-term financial commitments such as mortgages that make any phase out of short-term rental right offensive of each buyer's investment-backed expectations.

Here are some of Papakea's Contributions to the Community:
* Papakea's resort operations provide full-time, benefited, employment for 35 local resident employees; some have worked at the property for over 17 years; many started in entry-level positions and worked into supervisory roles.

* Papakea supports a wide variety of local trade professionals including pest control, HVAC, painting, plumbing, electrical, general contracting, masonry, tile and flooring, fitness instructors, entertainers, and tree trimming.
Here are just some of the individual Owner Contributions to the Community:

* Owners support/hire many small businesses owned and operated by local residents from the Maui community rely on Papakea short-term rentals including housekeepers, handymen, on-island agents, and contractors. These service providers set their own rates, work hours, select their own clients, work conditions and standard operating procedures. Shutting down short-term rentals at Papakea means telling local entrepreneurs that worked hard to build a small business that they need to just go get a job somewhere else to make less money, have less flexibility, and be subject to oppressive corporate policies.

* Papakea STRs support the State of Hawaii and County of Maui through payment of property taxes (many at the short-term rental rate), Transient Accommodations Tax, General Excise Tax, and Maui County Transient Accommodations Tax.

* Papakea guests support many small businesses on the island including restaurants, food trucks, tour operators, activities, state parks, the national park, and shops.

* Papakea owners and guests regularly participate in community activities including volunteering at beach cleanups, Maui Humane Society, the hospital, and many other local organizations, and contribute to local philanthropic and cultural efforts.

I would like to thank the committee for the opportunity to comment on the opposition of Bill 9.

3543 Lower Honoapiilani Road, Apartment K206

Guest User
Location:
Submitted At: 11:36am 06-17-25

Aloha, my name is Kim and I wish to oppose Bill 9. I work in a small company that provides housekeeping services to a number of complexes along West Maui. We are compensated much better than if we were to work for hotels and are given a good living wage in a place where you need two jobs just to get by. These units we look after are old, so the maintenance cost is already much higher than a usual rent. Taking these units to long term rent will not solve the housing crisis, if anything it will make it worse since it will also devastate the island's driving economy.

Allin Bohba

Location:
Submitted At: 11:21am 06-17-25

Written Testimony in Strong Support of Bill 9
To: Maui County Council – Housing and Land Use Committee
From: Justin Rante

Subject: Support for Bill 9 – Restoring Residential Zoning Integrity and Addressing the Housing Crisis

Aloha Chair and Committee Members,

I am writing in **strong support of Bill 9**, which seeks to phase out transient vacation rentals (TVRs) in apartment-zoned districts across Maui County. While I understand that this legislation will impact a minority of property owners, including a small number of local families, I urge the Council to stay the course and prioritize the **public interest over private enrichment**, especially in the face of an ongoing housing emergency.

1. The Vast Majority of TVRs Are Not Locally Owned

According to the UHERO study, only **6% of the owners of units on the Minatoya list are Maui residents**. That means **94% are non-residents**, many of whom have benefited from decades of speculation, tax advantages, and community impacts without being subject to the burdens felt by our local families. While it's important to acknowledge the challenges faced by the 6%, **public policy must prioritize the housing needs of the 160,000+ people who call Maui home full-time**, not a small subset of commercial property owners.

2. Maui Is Facing a True Housing Emergency

Governor Green's emergency proclamations, while controversial, made clear that **TVRs are a key disruptor in our housing system**. When apartment-zoned properties—intended for long-term local housing—are used as de facto hotels, the County loses not only housing, but also the opportunity to support working families, k_puna, and future generations. **This bill is a direct and necessary correction** to the misuse of land intended for residents, not tourists.

3. Other Communities Have Taken Similar Action—With Positive Results

Jurisdictions across the globe have implemented restrictions or outright bans on vacation rentals in residential and apartment-zoned areas:

* **Honolulu (Bill 41)** scaled back TVRs to resort zones only.
* **Santa Barbara and Sedona** implemented strict enforcement on STRs to protect community housing.
* **Barcelona** rolled back vacation rental licenses in non-tourist zones to combat housing scarcity.

The outcome has been consistent: **greater long-term housing availability, lower rents, and more stability for local residents**. If other communities can act to protect their residents, so can Maui.

4. No One Is Being "Forced to Sell"—But All Must Adapt

Some owners claim they will be forced to sell if they cannot continue operating a TVR. But owning income-producing property does not guarantee permanent protection from zoning changes. **Land use laws evolve to reflect the needs of the people**. If a commercial business model is no longer legally permissible in a residential area, the appropriate response is to adapt—not demand special treatment or exemption.

Moreover, concerns that out-of-state investors may rezone or redevelop these properties are valid—but this is not a reason to delay this bill. It's a reason to **pass companion legislation closing rezoning loopholes, enforcing vacancy taxes, and strengthening long-term use protections**. Bill 9 is the first necessary step.

5. TVRs Contribute to Displacement and Generational Inequality

Operating a TVR—even legally—still contributes to **structural harm**. Every unit used as a short-term rental is

one less home for a teacher, a nurse, or a multi-generational _ohana trying to stay in their ancestral home. If we fail to act, we **enable the continued commodification of our land**, pricing out locals and undermining the future of our island community.

6. Local Families Must Not Be Shielded from Public Obligation

I deeply respect local families who have held on to property for generations. But cultural identity or historical ownership should not be used to justify policies that harm the greater good. The question is not whether these families followed the law in the past—the question is whether **continuing TVR operations in apartment zones helps or hurts Maui's future**. The answer is clear: it hurts.

7. The County Has a Duty Under the Public Trust Doctrine

Maui County has a legal and moral duty to steward its land for the benefit of current and future residents. Protecting residential-zoned lands from commercial exploitation is not just sound planning—it's **an obligation under the public trust**. We cannot afford to let zoning continue to serve tourism while residents live in cars, on couches, or in unsafe conditions.

Vote YES on Bill 9

Bill 9 represents a **bold, necessary, and long-overdue effort to correct a systemic misuse of our residential and apartment-zoned lands**. This bill will not solve all of Maui's housing problems—but it is a critical first step toward rebalancing our economy, restoring community integrity, and protecting the right of local people to remain on their land.

The time for compromise has passed. The time for excuses has expired. The future of Maui is in your hands. **Please vote YES on Bill 9**, and support legislation that truly serves the people of Maui—not those who profit from our displacement.

Mahalo for your leadership and courage.

Respectfully,

Justin Rante

Guest User
Location:
Submitted At: 10:57am 06-17-25

As a Kihei resident I strongly strongly oppose the short-term rental bill.
I own a unit at the Millowai condominiums located in Maalaea. This condominium is on the Minatoya list. When it was built it was meant to be used as a vacation rental. This property is listed as a condo-hotel for property tax purposes. Not for residential use!!!

My property is not designed for long-term residential use.
It would be very hard to rent it or even buy it.
Please read these reasons!!!!.
1) If a local resident wanted to buy my unit, they can't get a get a loan. It must be a cash only transaction. How many residents have $600,000 available? The building is on a land lease hold and has only 12 years left on the lease. Therefore, no banks will finance a loan. You can't even get a home equity loan on it!!!!
2) There are way too many rules to live in this condominium and be happy. Due to a HOA rules.
3) No smoking anywhere on the property including outside or anywhere on the property.
4) No visitors after 10 PM
5) No pets of any kind allowed
6) No surfboard, standup boards, kayaks, canoes storage allowed anywhere on the property
7) No moped storage anywhere on the property

8) Only one car parking spot
9) My unit has less than 500 ft.²
10) No children allowed in the pool only with an adult
11) No swimming after 9 PM
12) Very strict quiet rules
13) Only one small closet for each unit inside the unit
14) Apartments are not handicap accessible
15) No bicycle storage parking available
16) No large plants on the lanai
17) 95% of the building is one bedroom and with a very small living room.
18) It's way too expensive to rent there.
My unit, a one-bedroom condominium has very large HOA fees $2,500 a month. My insurance is $3000 a year, my property taxes are high $4000 a year because I don't live in it. Plus, I have Utilities such as electricity, Cable bills etc. In order for me to make all my payments and break even I would have to charge $4000 rent. This is an ocean view condominium. Across the United States any property that has an ocean view on the beach is usually out of reach for local residences that have common jobs such as nursing, police officers, contractors, waiters etc. Those type of places in location- location in real estate and are never affordable to common citizens in any city unless you're rich. What local would ever want to spend that kind of money and live in those types of restrictive conditions.

If this bill goes through. I won't be able to rent my property to a local, too expensive. For me it's too small, too expensive, and too restricted for me to live in it. I would have to sell it. No local is going to buy it. Some wealthy mainlander will buy it as a vacation property. They will come here once a year. Not contributing to our local economy as tourists do. There will be no need for daily maid service, no need for painters, no need to buy new furniture, broken dishes, new towels, the list goes on. No 18% tourist fees to Maui. So much will be lost.

I honestly believe that the entire building will suffer due to lack of improvements because the new owners won't be living there. They don't want to invest any more money keeping up the property. When they're barely there. There is no need to keep it up nice for tourists to rent it

This short-term rental conversion is truly a mistake. And it's not well thought out and will hurt the county of Maui. However, I am for converting homes in residential areas. They are not meant for vacationers. That situation could help our housing crisis.
It must be carefully examined which properties should be converted to long-term use. Again, not all these properties will be able to be used as long-term residences.
Please make some wise choices!!

Rick Viebahn
Kihei, HI

Guest User
Location:
Submitted At: 9:31am 06-17-25

Please pass Bill 9 so Maui can finally move forward as a community.

Market forces will adjust. Demand will rebalance. The real estate market will adapt to new zoning and operating realities — that’s how markets work.

But continuing to overprice properties just to make up for lost short-term rental income or lack of equity isn’t sustainable. That strategy doesn’t work — not for owners, not for buyers, and definitely not for the community.

It’s time we stop holding Maui hostage to speculation. Let’s return housing to its rightful purpose: homes for people who live here.

John Ballestra

Guest User
Location:
Submitted At: 6:52pm 06-16-25

Written Testimony in Opposition to Bill 9
Submitted by: Yuejiao Liu

Aloha Council Members,

My name is Yuejiao Liu, and I am writing in strong opposition to Bill 9.

I immigrated from China and moved to Maui several years ago to work as a Speech Language Pathologist in the public school system. I was proud to serve local children and contribute to the community in a meaningful way. However, as many residents know firsthand, it is incredibly difficult to survive in Hawai_i on just one income—especially while trying to build a future and raise a family.

Short-term rental allowed my family to supplement our income in a respectful, responsible way. We lived on-site and hosted visitors ourselves. We did the cleaning in the beginning and later hired local cleaners and a local manager as the operation grew. Every guest we hosted received personalized recommendations for local restaurants, small shops, activities, and services. We know their spending directly supported local businesses across the island.

Short-term rental was not a path to wealth for us—it was a way to afford basic stability in one of the most expensive places to live in the country. The income we earned helped us cover property taxes, HOA fees, insurance, and other rising costs of homeownership in Maui.

Eventually, we moved to O_ahu to start a family and pursue further career opportunities. But we have remained deeply connected to Maui and continue to operate our property in a way that brings value to the community and employs local workers.

Bill 9 threatens to take away this legal use of our property and severely disrupt the lives of countless local families like ours—families who are not large investors, but working professionals trying to make ends meet. We are not the cause of Maui's housing crisis. We are part of the solution—creating jobs, supporting businesses, and using the very limited income we generate to stay afloat.

Please consider the real human impact of this bill. It will not solve the housing crisis. It will hurt families who are already trying their best to live responsibly and sustainably in Hawai_i.

Thank you for your time and for allowing me to share my story.

Sincerely,
Yuejiao Liu

Todd Lynam
Location:
Submitted At: 2:29pm 06-16-25

Aloha Council Members,

Thank you for your time and for allowing public input on this important matter. My name is Todd Lynam, and I'm writing in strong opposition to Bill 9.

My wife and I moved to Maui in 2017 after living in a dangerous neighborhood near Seattle. Our next-door neighbor's house was shot up, and my wife had to testify in a separate drive-by shooting. We couldn't afford a home near Seattle, but Maui gave us a chance at a better life.

My wife is a Speech Language Pathologist, and Maui was/is in dire need of her skills. She is also an immigrant from China, and we both felt very welcomed here. Maui is a true melting pot of people from all over the world. For

the first time, my wife could comfortably use her Chinese name in daily life. We also deeply respect and appreciate Hawaiian culture. My wife joined a Hula H_lau, and we both paddled for Hawaiian Canoe Club.

In 2017, we were proud to become first-time homeowners by purchasing a condo at Pacific Shores with our life savings. This condo sat on the market for over a year at $375,000. If these units are truly in such high demand, it's hard to reconcile that no one wanted this one when interest rates were far lower.

Like many locals, we took on a second job by short-term renting a bedroom. We eventually purchased a second unit in the same complex. In the beginning, we did all the cleaning ourselves. Over time, we hired local cleaners, repairmen, and an on-island contact. We pay substantial property taxes, General Excise Tax (GET), Transient Accommodations Tax (TAT), and the Maui County TAT (MCTAT). Our guests frequently ask for local recommendations, and we're proud that their visits support local businesses across the island.

Today, we live on O_ahu, where my wife earned her third master's degree at the University of Hawai_i in behavioral analysis and now works with autistic children. One of our Maui units is currently being used by FEMA to house an elderly couple with a pet.

With the rising cost of property taxes, insurance, and special assessments, we're around break even. But we remain committed to Maui and undeterred by this bill.

Bill 9 appears designed to force owners like us to either sell or convert our units to long-term rentals. But most of us aren't investors. I served on the board at Pacific Shores, and the owners I interacted with were local or families who love Maui and subsidize their time here through a small-margin rental business. Many of these owners would simply convert their units into private second homes if forced out of short-term renting. STR owners have been a resilient and committed group, having survived COVID and helped in the aftermath of the fires.

I also want to push back on the idea that short-term rentals are the main barrier to housing. Maui County already has multiple initiatives underway to increase housing supply. For example, Bill 103 would allow up to four units per lot in many areas, effectively increasing residential density. The County is also working to streamline permits, which currently take nearly 400 days for multifamily housing. Artificial intelligence is being explored to help speed up that process. Additionally, new infrastructure like the Waiale Road extension is expected to unlock over 1,000 new homes, including hundreds of affordable units, in areas like Waikap_ Country Town. From what I understand, this project also includes expanded water infrastructure.

While some say Maui lacks the water to support new homes, Haleakal_ holds enormous groundwater reserves. The challenge is infrastructure and delivery and not scarcity. O_ahu has solved this through well-planned investment and coordination. Maui can and should do the same.

I also want to speak to the legality of Bill 9. We have no intention of selling, and based on legal consultations, I believe Bill 9, or any version of it, has virtually no chance of surviving a legal challenge.

On O_ahu, in AOAO of Waik_k_ Banyan v. City & County of Honolulu (2019), the court granted a stay of enforcement when the city attempted to eliminate long-standing short-term rentals. The plaintiffs argued economic reliance and consistent zoning use and these arguments apply even more strongly here on Maui.

In Hawaii Legal Short-Term Rental Alliance v. City & County of Honolulu (2022), the court issued a permanent injunction, ruling that Honolulu's 90-day rental rule violated property owners' vested rights. That lawsuit explicitly raised Takings Clause claims under both the U.S. and Hawai_i constitutions.

Maui's case is even stronger. The Minatoya List is codified into law. Vague terms like "legacy use" or "workforce intent" do not override the legal protections granted by existing zoning.

So I ask the Council this: In light of the legal precedents on O_ahu and the proactive housing solutions already in motion, why go down the road of Bill 9? There are realistic solutions and progress being made and Bill 9 won't survive a legal challenge.

Thank you again for your time and consideration.

Sincerely,
Todd Lynam

Guest User
Location:
Submitted At: 1:38pm 06-16-25

Aloha Chair Lee, Vice Chair Sugimura, Presiding Officer Pro Tempore Kama and Council Members,

My name is Kimberly Lee, and my husband and I own a one-bedroom condo in Kihei that we short-term rent. I am writing today to express my deep concern and strong opposition to the proposed legislation to phase out more than 7,000 legally permitted short-term rentals as a solution to Maui's housing shortage and affordability crisis. While I understand and deeply sympathize with the gravity of the current housing challenges, I respectfully urge the Council to consider the broader impact this measure would have on responsible, long-term owners like myself—and the community we support.

My family has proudly owned a short-term rental property on Maui for over 22 years. During that time, we have not only contributed significantly to the island's economy but have also become part of the extended Maui family. Through our rental, we have consistently supported local businesses including Shirley's Island Cleaning, Dream Clean Maui, Bello Property Management, and AA Oceanfront, along with many independent contractors, repair professionals, and service providers. Our guests also patronize local favorites such as Foodland, Sansei Sushi, Maui Tacos, Coconuts, Jawz Tacos, Sugar Shack, Kalama Village Shops, Maui Gardens, Boss Frogs, Snorkel Bobs, ABC Stores and Severeign Diving, among many others.

Since 2011 alone, we have paid $10,040 in General Excise Taxes and $26,978 in Transient Accommodations Taxes. These figures do not reflect the full extent of our contributions, as our ownership and tax payments began in 2003. Our property was purchased in good faith, with the full understanding that it was zoned and designated as a "condotel." The Bank of Hawaii took a chance on us when few would, believing in our vision of one day retiring to Maui. That dream is just a few years away.
We were also there in Maui's time of need. Following the devastation in Lahaina, we housed a fire victim at no charge, donated to local charities, and sent financial support directly to friends who were impacted. Our commitment to the community goes beyond economic interest—it is personal and heartfelt.

Taking away our ability to operate our legally permitted short-term rental at this point would be not only financially devastating but deeply disheartening. We strongly support efforts to address the housing crisis, but we believe there are more balanced, inclusive approaches that do not penalize long-time owners who have abided by every regulation and given back to the community for decades.

Please do not take away the opportunity for us to fulfill our dream of retiring to Maui. We are asking for partnership, not division. Let's work together to craft thoughtful, effective solutions that respect Maui's people, economy, and those of us who have treated the island with the care and love it deserves.

Mahalo for your time and consideration.

With heartfelt sincerity,
Kimberly Lee
Maui Vista Resort Owner Since 2003

Guest User
Location:
Submitted At: 1:16pm 06-16-25

I spent multiple hours listening to testimony on both sides of Bill 9 last Monday. It is mind blowing how much misinformation is being communicated about people who own STVR's and how much owners actually make in any given month. My husband and I are from modest means and have worked 50-60 hours a week most of our adult life and were able to save up to put a down payment on a 1-bedroom unit in June 2021 so we would have a place to stay when we visited as the hotels are not a fiscally viable option. We short term rent it when we are not there to pay for the astronomical costs associated with owning an STVR in Maui. At that time, we were told by

the realtor that these were legal for short term rentals as we would not be able to afford the costs otherwise. Not all of the people who own STVR's are rich millionaires from the Mainland, many of us are middle class working people or a local(Our People) living in Maui who are trying to make ends meet with the additional income. While there are varying viewpoints put forth on both sides, there were a couple of follow-up questions that the none of the City Council Members asked. I don't think only asking those who oppose the bill how many STVR's they own or did they know when they purchased the unit if it was legal to rent and who their realtor is germane in making a decision on the bill. What is important is asking viable questions to those who support the bill because they think this is a solution for affordable housing. First, several of the people supporting the bill noted that they would like to live in one of the STVR's. The question the City Council Members should ask is "What would you be able to afford for an average monthly rent? The majority of these units cost $5k+ every month for an owner to break even on costs. As an example of our monthly costs: mortgage $1,750, HOA $2,100, Hawaii Electric $300 (average), Property Taxes $1,000 = $5,150. Can locals afford to pay $5,150 or more for a one-bedroom condominium each month? The reality is that we are not making up to $15,000 per month as one speaker noted each month, we are lucky to break even most months. One of the speakers noted that HOA's would go down if they were long-term, but that is simply not true. The largest expense of the HOA's is insurance which is going up exponentially every month not down? The other large costs associated with these units are infrastructure and repairs which continue to go up. The Papakea Resort is in the middle of an Interior Renovation to replace all of their pipes to the tune of $34M which is coming due to owners in August 2026. This will increase the HOA costs for a one-bedroom $600 per month to more than $2,300. In addition, has anyone considered what this will do to the local banks that hold mortgages on these properties if the bill passes and owners can not pay their mortgagers? The majority of the units are financed through Bank of Hawaii. Has anyone thought about what this will do to the local banks when those owners are unable to pay or if the HOA's foreclose on the units because the owners can no longer afford them if they can not short term lease? If you look online, there are over 1k units for sale with some on the market more than a year at up to 40% from the previous period last year due to this bill. This could cause a financial collapse of the local bank on the island. Since this was not part of the scope of the UHERO report, it was not accounted for. The City Council needs to step up and realize that the only way to fix this long standing issue is to build affordable housing, which should have happened before the fires. Approving this bill will drain any $$ from the counties budget in legal fees, not to mention a class action lawsuit in loss revenue and price decreases for the units. Make the right decision and oppose this bill so you do not bankrupt the County of Maui.

Guest User
Location:
Submitted At: 7:10am 06-16-25

My name is Justin born and bred in Maui (Pukalani). I wish to oppose this bill, this is an obvious scheme by the mayor who is the most incompetent in looking after locals here regarding our livelihood. This bill will destroy our business (we provide various maintenance services to a lot of complexes) and just enrich the corrupt leaders of Lahaina Strong, the hotels and the mayor and his associates who themselves own huge parcels of land. How can someone who has an average salary afford to rent over $2000 a month for a one bedroom?? Incredible lack of foresight from these so-called leaders! You people just got a raise too!

Guest User
Location:
Submitted At: 3:29am 06-16-25

As an owner of a condo that was built with vacation rental in mind, it is obvious that these are not suitable for long term living. Our one bedroom condo is 585 sq ft with very little cupboard space and no storage so how does anyone live full time in a space like this. Along with the lack of space is the huge cost of the HOA that is $1300 per month. This is probably equivalent to a mortgage payment . This is not affordable and unrealistic to think that these units are even suitable for full time occupancy. Restore common sense please.!

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Submitted At: 3:29am 06-16-25

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Guest User
Location:
Submitted At: 10:29pm 06-15-25

My husband and I are residents of Kihei. I work for a non-profit and my husband is a handyman for vacation rentals. We saved our money and worked extra hours and were able to put a down payment on a vacation rental unit in 2023 so we still owe a sizable amount.
We are naturally very concerned about the possibility of having the highest and best use of our condo taken without just compensation. If this happens, we may not be able to pay our mortgage, and my husband would almost certainly lose his job in the vacation industry. Our local cleaners , the reservationists, handymen, admins, and bookkeepers at the rental agencies would lose their jobs, Kihei restaurants and some of our local excursions would close (remember 2020?) and there would be trickledown effects such as non-profits and other local business receiving diminished revenues and facing layoffs. We faced so much of this in 2020, but in that year, there was a light at the end of the tunnel and we had the federal government help us get through the layoff periods and business closures which were brought on by the pandemic.
In this new situation, the federal government will not be there to help us keep the restaurants afloat and pay the workers to be able to stay on island.

Currently, vacation rental cleaners are able to make a good living because renters move out of units as often as every three days in many units. The cleaners clean several units and stay very busy. These cleanings are 100% paid for by the renters because these cleaning fees are added to the cost of their rental agreement as a separate line item, as well as the GE, TA, and MCTA taxes. If these cleaners are forced to give up their lucrative cleaning businesses and get a job with a hotel, they may not be able to afford their rent/ mortgage and may be forced to leave the island. This is just one of the unintended consequences of losing the vacation rental business.

The stated goal of this legislation is to create workforce housing. However, it is unlikely that anything more than a small fraction of the 7000 condos would end up owned or rented by locals. There are currently many residential condos for sale in Kihei with prices under $600,000 that are not getting purchased by locals. I contend that the main beneficiaries of this legislation would be off-island residents who would buy these condos as second homes at diminished prices to the detriment of almost everybody.

I urge you to protect the Maui Kama’aina and oppose this proposed legislation.

Judy

Guest User

Location:
Submitted At: 7:21pm 06-15-25

I am Kawika "Kev" Alama and I moved from Maui to california in 2011. People need to stop thinking that this bill will a) free up housing for people that is affordable and b) is a move to help "native" Hawaiians.There are more natives east of me than west of me and a big chunk of the people who are on Maui and can't afford to stay there aren't native. not hawaiian not even local. They are people who basically swapped spots with me over the years. Native moves away and haole goes to be canoe instructor or yogi. People love to claim that so many of the STR owners aren't from Maui. But they don't look at the main groups of people they are "fishing for housing" for. It's all a bunch of transplants who are mad that their little speculative journey didnt' go so well because they weren't able to pull the ladder up fast enough behind them.
I left Maui for school not by being "priced out". I live in a different kind of paradise now, own two businesses, have a house and far more than would have been possible on Maui. I oppose bill 9 because unlike what all these supporters say, these condos aren't being phased out "for native hawaiians" most are for people the supporters would probably criticize for being broke, who "speculated" on a move that didn't pan out, who went to live somewhere that they probably shouldn't have. I have friends and family back on Maui who work in tourism and they see this as a promise for housing that guarantees no such thing. A lot of wishful thinking on that side and not a lot of facts. Actually the economic reports give them the facts but they choose to ignore 2 of them then make up some far fetched story about how amazing the 3rd was, even though it was as dismal a prediction for what the phase out would bring.

I oppose the bill and so should council.
Kev

Guest User
Location:
Submitted At: 5:39pm 06-15-25

Mahalo for receiving my testimony.

I oppose bill 9 because it just doesn't seem to add up. I watch instagram and facebook and just see all the hate and racism directed toward STR owners. "dumb white people" they get called, "gotta fight against the white way". then I see all the exact places for sale that the phase out is supposed to make more of and they aren't being bought. like people said in live testimony they support affordable housing and i don't see how this makes any housing that's more affordable.
2 bed 1 bath 1,500sqft 2.5acre lot
2239 Upper Kanaio Rd, Kula, HI 96790
$317 per square foot makes it $475k

Been on the market already for a MONTH. How are we even having a conversation about places that are $1000+ per square foot?
I oppose bill 9 because it just doesn't do what it claims it will do. no way.

Diana Ramos

Guest User
Location:
Submitted At: 6:41am 06-15-25

O wau Mariano a e ku'e au keia pila hewa! Ke noho nei no kou ohana ma Lahaina. A'ole pono i ke ho'aihue ana no kekahi hale. He lumi li'li' loa'a makou i ke kahi komohana, ke ho'oka'a ana makou i na auhau nui, ke ho'ouna ana makou i na kupono palapala! Mai lawe aku i ka mea e pa'u i ka hana no makou!

Guest User
Location:
Submitted At: 6:29am 06-15-25

Wish to submit opposition to this bill. My brother and I run a small business (food truck) which is supported by the guests in these STRs. I would say 90% of them stay in these legal STRs, very very few are from the hotels. This bill will not only devastate the our small enterprise as well but the whole economy of the county.

Guest User
Location:
Submitted At: 6:18pm 06-14-25

Aloha, I work in a property management company in Wailuku looking after a number of resort complexes in regards to their AOAO fees, special assessments and insurance policies. I wish to express opposition to this bill as the costs on maintenance on these resort complexes are staggering high, and it will get higher as these buildings get much older. The long term rent on these places will be way over what most residents can afford. The HOA alone is higher than what the cost of an actual reasonable rate should be.

Guest User
Location:
Submitted At: 4:11pm 06-14-25

I have been hesitant to submit testimony but this issue is too important. We own one condo. Through blood, sweat, and tears we own this place. My husband and I have generational ties to Maui. Our team is an amazing group of women led small businesses that will not only lose their livelihood but most likely their own homes as a result of this bill. Outside of our immediate support, we have carefully and thoughtfully worked with local businesses to amplify their voices (refillable cleaning products and body products, tours, private chefs, massage therapists, and so on.). Beyond how proud we are of the team we work with, we are mindful of waste and who we bring to the island. We honestly say no more than yes to those that request to come to Maui. When we don't rent our place, we fill the gaps personally and provide additional economic value through supporting small businesses and volunteering.

We ate sushiritos at Moku Roots while they were still in Lahaina and now send folks up to their beautiful upcountry events. We shop at the Napili, Upcountry, and Hana farmers markets. We have donated large sums of money and time to the Maui Humane Society and supported Wings of Aloha over the years. We have supported a local family post fire. We surf local breaks and make a point to pick up any trash we find. FYI, the weirdest thing we have found so far is a traffic cone and part of a toilet seat, and most common is hair ties…so many hair ties. We bought at Papakea based on the original property documentation, vested use, and codification. As others have mentioned, we made a point to specifically research and determine that our unit had never been anything but a short-term rental which is what Papakea was designed, built, and meant to be. I would never buy local workforce housing. Our purchase wasn't some dirty backdoor deal. The condo we bought sat on the market for nearly a year before we bought it.

I respectfully ask the County Council to uphold the Planning Commission recommendation which includes exclusion of properties like Papakea which has dual A2/H2 zoning. There are most likely other properties that need to be excluded, and I trust the Council will act appropriately.

Guest User
Location:
Submitted At: 2:22pm 06-14-25

If your rent went up more than your pay that's a transfer of wealth from people who work for a living to people who own for a living. HOUSING IS A HUMAN RIGHT. Nobody should be unsheltered living in bush tents streets cars or storage lockers. We must do better to keep workforce affordable very affordable .. stop all vacation rentals in residential neighborhoods... I want actual neighbors not a rotating cycle of strangers. Tourist belong in hotel zoned areas not in our neighborhoods.

Guest User
Location:
Submitted At: 11:19am 06-14-25

Please oppose this bill! Taking the legal rights out of these owners, regardless of where they live, is not right. They did not steal those units, they did so legally in full knowledge these units are permitted to be rented out for transient visitors, they pay the appropriate taxes, they offered to lease their units to those displaced. Stop demonizing those who worked hard with what they have and stop being ha'akei to those who have more than you have!

Guest User

Location:
Submitted At: 10:43am 06-14-25

I OPPOSE BILL 9
GRAND CHAMPIONS VILLAS BY-LAWS clearly codify short term rentals as allowed.

"DWELLING MAY BE UTILIZED FOR LONG-TERM OR TRANSIENT RENTALS"

Guest User
Location:
Submitted At: 10:18am 06-14-25

Aloha and thank you ahead of time for your reading of this.
I believe you owe it to our community to walk the streets you represent and talk to small business owners and employees. It's the middle of summer when things should be booming and small a time where small businesses make some money to off set slower months.
This is a challenging time as both our federal and state governments are impacting travel. Which is also impacting hotels as well. Hotels are relying on large groups and still at low occupancy rates.
You committee is supposed to be supporting and representing the community and not
One small sector with a loud paid for voice. This is why you are in office. To protect and serve our community members.
All businesses are struggling right now. Go walk through Paia, Kihei, Makawao town. Talk to the people that keep this entire island should be considering in this vote.
And the hotel supporters of this group. You are failing to see that those hotels don't keep the money local nor do the guests that oftentimes don't leave the resorts. They keep thier grounds green with large water use and the use other valuable resources.
Taking away legal vacation rentals will not create affordable homes. It will deplete our island of tax dollars and tourism spending.
Your policies have failed our community when you haven't used affordable housing money for years.
Be the solution we need to see in the world. Don't create more problems for the hard working community members of this precious place on earth.
Maui Mom. Community member. And a steward of the Aina'
Remember what Malama and Aloha are supposed to be

Guest User
Location:
Submitted At: 10:13am 06-14-25

where do the comments go once typed in

Guest User
Location:
Submitted At: 8:46am 06-14-25

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

We are full-time Maui residents, and our livelihood depends directly on the short-term rental (STR) industry. The income we earn from managing and cleaning STRs helps us keep up with the extremely high cost of living on island—covering essentials like our mortgage, food, and childcare. Without it, we would struggle to make ends meet. STRs are not just for visitors; they support real local families like ours who work hard every day to stay rooted in our community.

Bill 9 puts that at risk. Eliminating legal STRs in apartment-zoned areas won't solve the housing crisis—it will only harm thousands of residents who rely on this sector. Many STR units are small condos with high HOA fees that make them unsuitable or unaffordable for long-term renters. Removing them won't create housing, but it will cut off crucial income for Maui families and force some to leave the island altogether. We urge you to oppose Bill 9 and focus instead on real solutions like building new housing, supporting local jobs, and enforcing existing illegal STR rules.

Mahalo for your time and consideration.

Guest User
Location:
Submitted At: 8:44am 06-14-25

I'd like to address an issue I think has been missing. No doubt, most of the comments address economics and job loss. All of that is decidedly important, but rather obvious. This has led me to wonder, since it's so obvious this will have catastrophic economic impacts on the island, why would anyone support this? I don't have the answer to that other than they want us gone. Everyone knows these small one bedroom condominium properties do not address the housing problem for families on Maui.

I would like to observe and comment on the reality of what this will look like.
I know people have this image of reverting Maui back to a beautiful, pristine, unspoiled, tropical paradise. However, I'd like to point out the reality of that delusion.

A trip to Molokai will show you what it looks like when you drive the tourists away.
Rather than a beautiful, pristine, unspoiled, tropical paradise, you will have a dirty, smelly, dusty, cesspool of rot and filth.
You will have rotting coconuts full of bug infested water strewn across your beaches. You will have an explosion of wild deer, pigs and chickens that eventually turn into carcasses. Your buildings will crumble over time into havens for crime and homelessness.
With no one to clean anything up, this is what will happen.

For many years, you will continue to have the oceanfront resort hotels in pristine condition. However, outside these resort areas, neighborhoods will become more like a Third World country.

I just like to summarize with an old cliché,
'be careful what you wish for'

Guest User
Location:
Submitted At: 7:36am 06-14-25

Aloha, I am a Lahaina resident for over 20 years. I am in full support of this bill. We are a working family and volunteer as much as we can in the community. Our interests are for the community as a whole, for Hawaii, the culture and its history. Enough already! People will still come and there are many places looking for help after the fire. The small margin of jobs that STR's employee, will be filled in other positions that have been struggling to hire staff before the fire and even more so after the fire. Why? Because there is no where to live!!! Yes, something must be done. We are on an island with limited resources. STR's have to go. Things change. We can't ignore the housing crisis any more. Also the water issue. Do the math..for the minimal economic boost from STR's, the amount of resources they use versus local families is uncanny. This isn't a new issue, we aren't the only community dealing with this. Please make the pono decision. Mahalo. -Heidi

Guest User
Location:
Submitted At: 6:41am 06-14-25

Aloha, my name is Noelani and I am a resident of Maui, particularly in the west side by Kahana. I wish to oppose this bill as it will not bring more affordability. I do not own any STR but I know the cost of maintaining them are very significant. I provide housekeeping service and maintenance to 16 units along Honokowai to Napili. I employ close 6-8 people and we are compensated much better than if we were to be working for a hotel. The guests for these units are respectful and not maha'oi, in fact they regularly support local business.
P

Guest User
Location:
Submitted At: 4:39am 06-14-25

Good day,

My name is Colin Redekop, and I am the proud owner of a condo at Haleakala Shores in Kihei, which I

purchased in 2021.

My family's love for Maui began in 2014, when we visited for the first time. That trip left us with unforgettable memories and a deep connection to the island. We knew we wanted to return — not just for ourselves, but to share Maui with our extended family and close friends. Over the following years, we saved diligently and began making regular visits, always dreaming of one day owning a home here.

After years of planning and searching, that dream finally came true.

Since our purchase, we've returned to Maui often, always bringing friends and family — some visiting for the first time, others seasoned lovers of the island. Each visit strengthens our bond to the community and the land.

We have reinvested all of our rental income — and more — back into the condo. We hire local tradespeople for upgrades, purchase appliances from locally owned businesses, and support local artists by decorating with their work. We also make a point of researching and recommending local tour providers, such as zipline operators and Molokini excursion companies, to our guests.

None of this would be possible without the ability to rent our unit when we're not on the island. We purchased this property, paying a premium, with the understanding that short-term rental would help make it financially sustainable.

I'm grateful for the opportunity to share my story. Maui is more than a vacation destination for us — it's part of our family's journey, and we are committed to giving back and supporting the community we now call a second home.

Sincerely,
Colin Redekop

Guest User
Location:
Submitted At: 7:41pm 06-13-25

Aloha and thank you for efforts to collect comments. I am writing in support of Bill 9. Please prioritize existing units for housing moving forward. Plenty hotels and empty mansions to use. STRs make no sense, especially with how negligent these greedy people are with maintenance of buildings (or lack there of with some them) and water overuse with so many check-ins and cleaning. Invest in farms and the future of Maui, and frankly the Hawaiian Islands, being truly healed and restored to the Kanaka Maoli. Gotta step into the future of diversification of our economy - tourism is far too risky moving forward. No more STRs.

Guest User
Location:
Submitted At: 3:46pm 06-13-25

Bullet points with due respect and to condense:
1. Noelani Condominium Resort has been a Vacation Rental for 50+ years, before the advent of AirBnb and VRBO.
2. Purchased in 2008 and at no time was the Minatoya List mentioned or were we informed this Vacation Rental would be in question.
3. Real Estate Listing Attachment 1
4. Real Estate Information Form stated at time of purchase 4% of the property was owner-occupied, the rest Vacation Rentals.
5. Title Guaranty Escrow Company listed the Land Classification: Hotel and Resort. See Attachment 2.
6. Was told by the Pacific Island Home Loans Officer our loan rate % was increased above the normal because we were classified a Hotel/Condo.
7. 9/22/08 there was a Title Change. Document says: "County of Maui Real Property Tax, Section 3.48.305 of the Maui County Code pertaining to real property tax valuation and classification of land states that when property is subdivided into condominium units, each unit shall be classified for tax purposes as Apartment, Commercial, Homeowner, Time Share, or Hotel/Resort based upon its actual use. For the assessor to comply with this mandate, it is necessary to make a determination as to the actual use of a condominium unit." HOTEL/RESORT was checked and it was Received by the Division.

8. Noelani Condominium Resort has been in the AAA Travel Tour Book for decades. See Attachment 3.

We purchased this condo because we love Maui and have memories of bringing our hapa kids here where they felt welcome. We couldn't afford the mortgage, HOA fees and assessments without it being a vacation rental. Our guests review us and love the island. In our description of the property we foster respect for the island, its people and culture.

We also wanted to spend more time here when we retired, and we now bring our kids and hapa grandkids here so they can experience what we love.

Banning Vacation Rentals will have a dire effect on the places we recommend to our guests: Coffee shops, restaurants, excursions, small businesses from t-shirt shops to massage and nail salons. It will funnel tourists to the big hotels and restaurants owned with deep pockets. Our property manager, housekeepers, handyman, furniture shops (to keep our unit nice) are worried. Some do not have the strength or wherewithal to speak up.

Many of us pray the Council will do the right thing for the island. Ban the illegals but keep the tax paying ones that have contributed to the island for decades.

Guest User
Location:
Submitted At: 2:32pm 06-13-25

Aloha! I am a resident of Maui (born in Makawao and raised in Wailuku) and wish to express opposition to this shortsighted bill. My wife and I have a studio apartment in north of Lahaina operating as an STR in a multizoned complex (A2 & H2). I do not understand who will rent this studio at long term as the rent itself will be over $2,000 a month to cover the operating and maintenance cost. There is so much misinformation here about these STRs. We hire housekeepers to maintain them and they are literally being paid 3x more than working in a hotel.

Guest User
Location:
Submitted At: 11:15am 06-13-25

I am local and native and against Bill 9. My family provides services for the industry and relies on the repeat tourists that come to minatoya property. We won’t survive without it

Guest User
Location:
Submitted At: 10:11am 06-13-25

I am writing to highlight an important issue that is often misunderstood or overlooked: the economic realities faced by small communities that have relied on tourism for many generations. Maui County serves as a poignant example of both the opportunities and challenges that come with a tourism-based economy. As you look into phasing out toursim which is feeding 4 of 5 households please take into consideration of who needs current housing and who has housing that won't be able to afford living here if their jobs are eliminated. It currently takes income, sizable down payments and well paying jobs to buy or even rent any homes or condos on the island.

For decades, Maui’s breathtaking natural beauty and unique culture have attracted visitors from around the world. Tourism has become the backbone of our local economy, providing jobs and supporting countless small businesses. However, this reliance comes with significant vulnerabilities that deserve greater understanding and thoughtful consideration.

Seasonal and Economic Instability: Tourism is inherently seasonal, leading to cycles of prosperity and hardship. During off-seasons or in the wake of global events—such as the recent pandemic or natural disasters—our community faces abrupt drops in income and employment. Many residents struggle to make ends meet during these downturns.

Rising Cost of Living:
The influx of visitors and outside investment has driven up the cost of housing and everyday goods, while wages in tourism-related jobs often remain low and seasonal. This imbalance puts a tremendous strain on local families,

making it increasingly difficult for them to afford to live in their own communities.

Cultural and Environmental Pressures: While tourism brings economic benefits, it also places pressure on our natural resources and cultural heritage. Overcrowding, environmental degradation, and the commercialization of local traditions can erode the very qualities that make Maui special. Our current community is paying the price for years of mis appropriation of funds and the lack of planning. Its up to you to find the balance and keep the culture of what Maui is. We aren't the only community that has rising costs and decreasing income as it current is. But we are a community that stand together and the aftermath of the fires proved that.

Limited Economic Diversification:
A heavy reliance on tourism can crowd out other industries, leaving the community vulnerable to economic shocks. Diversifying our economy is essential for long-term resilience, but it requires investment, planning, and support. The current farming plan and small industry we have can't and won't support Maui County's residents or its increased budget. Just this year in our community we have had schools tell us we have to pay for more supplies, the recyling center has lost funds for redemption and our local roads are in disrepair as are the parks for our Keiki.

Despite these challenges, the people of Maui County are resilient and resourceful. We continue to seek innovative ways to balance the needs of our residents with the demands of a global tourism market. However, we need greater understanding and support from policymakers, stakeholders, and the broader public to ensure that our community can thrive—not just as a destination, but as a home.

I urge you to consider the unique economic realities faced by Maui County and other tourism-dependent communities when making decisions that affect our future. Sustainable solutions must address not only the needs of visitors, but also the well-being and stability of the people who call these places home. And taking away the main source of income and putting condos on the market for rent that have the average maintenance fee's of $1500-$2000 a month is not a solution it's economic suicide.

Thank you for your attention to this important issue.

Guest User
Location:
Submitted At: 10:10am 06-13-25

Aloha council members. I am in full support of passing bill 9. I believe that STRs owned by out of state investors have no place in Maui or in Hawaii at all. The housing crisis coupled with the exponentially rising cost of living are making it almost impossible for native Hawaiians to be able to afford to live in their ancestral home. I myself am a native Hawaiian that had to move to the mainland due to financial hardship, and I'm trying desperately to come back home. Hawaii isn't just a tourist destination or vacation hotspot or a place to exploit to extract profits from. It is a part of us, our history, our culture, and our identity. If this bill does not pass it will strengthen the precedent that has been set , that the Hawaiian government favors foreigners over native Hawaiians. If we can phase out STRVs it would help stabilize the housing market in Maui and hopefully the other islands could follow suit to combat Hawaii housing crisis. Mahalo for taking time to read my testimony.

Guest User
Location:
Submitted At: 9:42am 06-13-25

Aloha Esteemed Council Members,
I am writing to express my full support for Maui Bill 9, which aims to phase out vacation rentals in apartment and residential-zoned areas. This bill is a necessary step toward protecting housing for residents and kanaka maoli who are struggling to find and afford homes in our community.
The increasing presence of short-term vacation rentals has significantly reduced the availability of long-term housing, driving up prices and making it difficult for local families to remain in the neighborhoods where they have deep roots. While tourism is an important part of Maui's economy, it cannot come at the expense of the well-being and stability of our local communities.
Housing should be for residents first, not for short-term visitors. Every Maui family deserves access to affordable, secureplaces to live, without competition from investors profiting from vacation rentals. Phasing out these rentals

in apartment zones will help restore balance, ensuring that homes serve their intended purpose—providing shelter for those who call this island home.
I urge the Council to move forward with this bill and take decisive action in protecting the integrity of Maui's neighborhoods. Mahalo for your leadership and commitment to the people of Maui.

Guest User
Location:
Submitted At: 9:22am 06-13-25

There were 2000 homes or buildings lost in Lahaina. Why are 7000 short term rentals in jeopardy for a situation that should not be blamed on property owners who invested in good faith? Any vote to curtail short term rentals will likely be found not legal and will incur much expense from government. Emotional testimony to eliminate short term rentals is not enough to make it stand to legal scrutiny. In addition, even if many owners are officially out of state residents, most spend a great deal of time in Maui and support the economy. They are not enemies and should not be treated as such. We are all USA citizens. Most short term rentals are beyond financial means of affordable housing, even with the drop in real estate value caused by this political situation. That may be cause for yet another law suit.

Guest User
Location:
Submitted At: 8:57am 06-13-25

From someone who lives/rents long term at a minatoya property, vote yes on bill 9. I want to get something straight. I listened to every testimony on 6/9 and one thing stood out. Opposers saying that minatoya properties aren't fit for long term residential use. IVE LIVED AT A MINATOYA PROPERTY FOR THE LAST 7 YEARS. I couldn't imagine living anywhere else. My condo is my home. I am comfortable, I have enough room, and despite the lies of the opposition, my rent remains on the low end of what's currently on the rental market. Yes there is an HOA and insurance has gone up since the fires. I pay $1950 for a 2 bed/2 bath with an ocean view. Listening to the testimonies of opposers, not ONE native Hawaiian may I add, has been sickening. As a transplant, yall should be ashamed of yourselves for your disgusting entitlement. To have the audacity to stand up in front of a room full of local and indigenous people who are begging for some relief from the housing crisis and complain about the economy is so insanely insensitive and tone deaf. I hope this bill passes and we get to watch you melt down about how unfair it is that YOU made a bad, risky investment. Read the room. VOTE YES ON BILL 9!

Guest User
Location:
Submitted At: 7:01am 06-13-25

Pay attention to how "affordable" and "available" you think these STR units will be if this Bill passes. You cannot guarantee either. I have been offering my unit as a long term rental since the fires happened. No one local can afford to rent it for the amount needed to cover the mortgage plus HOA fees ((which are horrendous) plus insurance expense plus property tax (also horrendous) plus assessments by the HOA that all need to be paid monthly. So I am subsidizing the family who lives there now. Will you - Maui government- pay the difference so that I can continue to afford to provide housing long term??? I am not a greedy corporation. I love Maui. I have invested in Maui. I'm not making big profits at a locals expense. Far from it. And I'd be willing to bet most STR owners are just like me. Just because you ave the ability to potentially ban STRs in these properties does not guarantee local housing options for anyone.

Guest User
Location:
Submitted At: 6:53am 06-13-25

Subject: Strong Support for Maui Bill 9 – Phasing Out Vacation Rentals in Apartment and Residential Zoned Areas
Aloha Esteemed Council Members,
I am writing to express my full support for Maui Bill 9, which aims to phase out vacation rentals in apartment and residential-zoned areas. This bill is a necessary step toward protecting housing for residents and kanaka maoli who are struggling to find and afford homes in our community.
The increasing presence of short-term vacation rentals has significantly reduced the availability of long-term housing, driving up prices and making it difficult for local families to remain in the neighborhoods where they have

deep roots. While tourism is an important part of Maui's economy, it cannot come at the expense of the well-being and stability of our local communities.
Housing should be for residents first, not for short-term visitors. Every Maui family deserves access to affordable, secureplaces to live, without competition from investors profiting from vacation rentals. Phasing out these rentals in apartment zones will help restore balance, ensuring that homes serve their intended purpose—providing shelter for those who call this island home.
I urge the Council to move forward with this bill and take decisive action in protecting the integrity of Maui's neighborhoods. Mahalo for your leadership and commitment to the people of Maui.
Heidi Kreul

Guest User
Location:
Submitted At: 6:13am 06-13-25

LS says tourists that stay in STR's are "Cheap Tourists" So they only want the rich tourists? Yet they complain that all STR owners care about is money. Do you think the Hotels came here because of the community, or just profit? The Grand Wailea Resort is currently owned by BRE Hotels & Resorts, a company that is part of the Blackstone Group who's HQ in in New York. The Grand Wailea Resort uses over 500,000 gallons per day! Is this is misplaced aggression? A knee jerk emotional reaction stemming from a tragedy? I don't know, but what we need is industry. UHERO - 66k jobs, 6Billion, 60M in tax and you call them Cheap cause they shop at costco, walmart, target and safeway like we all do? Will costco still stay on maui? How many people do these CHEAP institution employ? You are cutting your nose in spite of your face.

Guest User
Location:
Submitted At: 11:22pm 06-12-25

Keep Lahaina lands in Lahaina hands

Guest User
Location:
Submitted At: 11:13pm 06-12-25

I support bill #9.

Guest User
Location:
Submitted At: 3:13pm 06-12-25

I am born & raised on Maui and have proudly worked in the hospitality industry for over 43 years. This career has given me the chance to grow personally and professionally starting at the bottom and working my way up. Along the way, I've had the privilege of meeting people from all over the world and forming lasting relationships with both guests and homeowners. I genuinely love what I do, and I am not ready to retire.

The proposed bill, however, deeply concerns me. If it passes, it could threaten not only my livelihood, but the livelihoods of many others in our industry. Starting over at this stage in my life, with so many others likely seeking the same limited number of jobs, would be incredibly difficult. The uncertainty is frightening.

As a local born and raised on the island, I understand and support the need for more affordable housing. But I question whether this is the right path. Areas like Wailea are not realistic locations for working-class families to live. The cost of housing there is simply out of reach for most locals.

Eliminating transient vacation rentals will also have a major impact on our economy. These accommodations allow a wider range of visitors to experience our island—people who may not be able to afford traditional hotels. They contribute to our local businesses, restaurants, and shops, supporting countless jobs and families along the way.

I respectfully urge you to reconsider the direction of this bill. The unintended consequences could hurt Maui far more than help.

Mahalo for your time and consideration,

Guest User
Location:
Submitted At: 1:37pm 06-12-25

My wife and I love Maui and have been visiting for 40 years. We always had a dream of owning a condo on the island and that dream finally came true in 2017. We never intended to purchase it specifically to use as a STR but it was already being managed as one and we kept it in the rental pool. It rents a handful of times per year and doesn't come close to covering all the costs but it doesn't hurt either. We spend about 3 months a year total in Maui. Unfortunately, we are now considered "greedy off-islanders". We have no intention of selling our condo or converting to a long-term rental regardless of the outcome of this proposal. If it passes, our condo, rather than having occasional visitors in our absence who patronize the local restaurants, activities, etc., will sit vacant until we return and the myriad of local businesses connected to the STR industry will suffer. By the way, those people are all full-time residents on Maui. Why do you want to hurt one group of people to try to please another? Rather than dated one- bedroom condos with no storage or parking and sky-high HOA fees, Maui needs to fast-track the building of more suitable affordable housing that caters to full-time families. Please use common sense.

Guest User
Location:
Submitted At: 1:23pm 06-12-25

Something that I didn't hear being brought up. Maui Sands property is on leased land with 13 years left on the lease. That means for a property like mine in the complex the HOA fees are $1700/mo and the Lease fee is $1500/mo before any mortgage, insurance, utilities. In addition no lending institutions will do a mortgage loan on leased land with less than 20 years left on the lease. In essence it costs 43k/yr without the property taxes. This complex offers 1 parking stall per unit, no spa, no concierge. It was built in 1965 and was originally zoned a Contel. A condo/hotel, then changed to apt. With this in mind, this property would not be affordable for most unless STR is available.

Guest User
Location:
Submitted At: 3:25pm 06-10-25

Thank you for listening to my suggestion for Lahaina STR's. There are a lot of people on both sides with valid concerns, keep the local Hawaiian on their island and keeping tourism to help the county survive. One suggestion is to come to the table with compromise. Why wouldn't you take Lahaina Lower Honopiilani road and go down the middle of the road and what is one the beach side you keep as "resorts" like Hale Mahina Beach Resort and make all of those unit STR's. On the other side you make it all LTR's as they are not on the beach water side and imho do not qualify as a "resort". Could work for all STR's on the beach side. Just a suggestion and compromise is all.

Guest User
Location:
Submitted At: 2:40pm 06-10-25

Our family is amongst the thousands of other residents who will be unfairly and negatively affected if Bill 9 is passed. We believe this bill, to phase out legal Short Term Vacation rentals, will create many more problems than it will solve.
Solving Maui's years-long housing shortage is important, but it should not involve taking away the legal rights of homeowners in our community. There will be costly legal setbacks and it will significantly disrupt the livelihoods of most homeowners in Maui, due to the likelihood of declining property values of all homes.
Not passing this bill does not equate to "doing nothing". Not passing Bill 9 helps Maui avoid an unnecessary economic nosedive and will avoid the unwelcome negative effects that will harm the lives of thousands of families.

One sensible approach would be to better utilize the multimillions of property tax dollars, collected from homeowners of Short Term Rentals, to help fund the planning and building of viable, affordable homes.
Respectfully,
Diane Michaelis
Maalaea

Guest User
Location:
Submitted At: 1:15pm 06-10-25

Additional Cost estimate: Two billion one hundred million dollars ($2,100,000,000).

The Hawaii Constitution, Article I, Section 20 guarantees that private property shall not be taken or damaged for public use without just compensation. This is known as the Eminent Domain Clause. The government has the power of eminent domain, meaning it can take private property for public use even if the owner doesn't want to sell. However, this power is limited by the Fifth Amendment to the U.S. Constitution (which is applicable to the states through the Fourteenth Amendment).

Similar rights are embedded in the and the Hawaii Constitution, Article I, Section 20.

The Takings Clause of the Fifth Amendment to the United States Constitution states, "...nor shall private property be taken for public use, without just compensation".

Regulatory Takings: Even if the government doesn't physically seize property, a change in regulation, such as rezoning, can be considered a "taking" if it severely restricts the owner's ability to use their property.

Hawaii's Self-Executing Takings Clause: The Hawaii State Constitution's Takings Clause is "self-executing," meaning it automatically provides a remedy (compensation) when property is taken or damaged.

Tangent: The Maui County budget for fiscal year 2026 is $1.56 billion.

Assuming Bill 9 passes, and assuming it survives legal challenges, the County of Maui will be on the hook to compensate the owners of 7000 properties for the taking of a vested property right under the US and Hawaii State Constitutions.

Nothing is more vested than a statutorily codified property right.

The Minatoya list was codified. The history of the Minatoya list can be found in Bill 9. Quoting from Bill 9, Section One: "In 2014, Ordinance 4167 codified Ordinance 1797's exceptions and allowed structures built or approved before April 20, 1989, to have Transient Vacation Rentals in the Apartment Districts. Subsection 19.12.020(G), Maui County Code, was later modified several times to add criteria to qualify for the exceptions."

Assume that the average loss in value of short term vacation rental re-zoning is $300,000.00 to each property. Assume that this taking applies to 7000 properties. That taking will cost the County not just economic impact to its tourist industry, but for the taking of property rights to 7000 property owners pursuant to the US and Hawaii Constitutions.

$300,000.00 multiplied by 7000 totals two billion one hundred million dollars ($2,100,000,000).

It's not worth it.

Guest User
Location:
Submitted At: 8:53am 06-10-25

I am the Trustee of a Trust from my late wife’s estate which has owned a one bedroom condo unit in the Palms at Wailea for more than 20 years. Although we were not residents of Maui, my and I family use the unit for at several months every year and expect to continue to do so. During the times when we are not using the premises for ourselves, we rented it as a lawful vacation rental to offset some of the cost of ownership.

I am aware of the proposal to prevent short term rentals on a number of previously lawful units in an effort to address an obvious housing shortage on Maui. I appreciate the goals of the program to increase available housing, and I am certainly am aware of the politics of the situation. And, although there may be some units that could be converted into long term rentals, for a number of reasons units like mine are not among them. Even if

were otherwise feasible, since my family and I use the unit for extended periods of time, it would not add to Maui's housing stock, even if there is a ban on short term rentals.

From some of the Mayor's public comments on the short-term rental ban proposal, I am not naive and do not expect my thoughts to change many minds on this issue. Yet I remain hopeful that you will consider the undeniable facts presented and realize the many problems that this proposal will create, the probability that it will not withstand judicial scrutiny, and the interim chaos, budgetary and adverse economic consequences that will result.

I know that you have been inundated with "facts" and opinions about the economic impact to the County of a ban on short term rentals, not only on the direct budget loss of GET and real property tax revenue, as well as the indirect, but very real impact on tourism and tourism related dollars and employment. Though one may disagree with the magnitude of the economic consequences of a short term rental ban, that outcome is certainly very real at some level. The full impact of this proposal will not occur for months or years, by which time it will be too late to fix it. At the same time, whether or not one believes that a ban on short term rentals will lead to more housing for full time Maui residents, it is necessary to recognize that the one size fits all ban just doesn't fit many circumstances, and will not necessarily lead to much "affordable" housing.

There are indisputable facts applicable to my premises and many others similar to it, which make it impossible to convert them to an affordable long term rental. For example, my unit is one bedroom, with one bed and one assigned parking space. The HOA prevents pets and smoking, and the fire code prohibits outdoor grills. More significantly, the monthly HOA expenses for the unit are approximately $1,500, and real property taxes are another $1,500 per month. Insurance and utilities are more than $500 per month, and a mortgage is more than $2,100 per month. Thus, without even including ongoing maintenance, such as plumbers and necessary repairs and replacements, the monthly expense alone to operate the apartment exceeds $5,600 per month. Thus merely to break even, rent for my one bedroom unit would have to be significantly more than $6,000, an amount that virtually no one in need of "affordable" housing could afford to pay for a one bedroom unit that was never designed or intended for long term rental.

Even if someone could afford a long term rental of my premises, I would be deprived of the use of the unit, which is the sole reason for owning it in the first place. Leaving it unoccupied when I am not on Island will not add to Maui's usable housing stock, but the County would be deprived of significant GET revenue. Even if I were to sell it, the HOA fee would not go down, and even if the real estate tax decreased some, it would still be unaffordable as a long term rental. Maui's tax revenue (entirely aside from the GET tax loss) would go down as well–in addition to throwing hundreds, if not thousands of people out of work.

Again, I understand the short term political appeal to some of the proposed ban. However, I am an attorney, and as I'm sure you have been advised, the proposed short term rental ban of properties that have been lawfully permitted for decades, will certainly be challenged in Court, and is unlikely to withstand constitutional scrutiny since it is a "taking" under the Fifth and Fourteenth Amendments to the U.S. Constitution, and likely under Hawaii law as well. I've heard the Mayor quoted as saying something along the lines that "all real estate investment involves speculation." While that statement is true in the abstract, it is not true where the government changes the rules after the fact. That's not "speculation," but rather a prohibited taking which requires just compensation. Accordingly, the prohibition on previously legal short term rentals will undoubtedly lead to expensive litigation which, as an attorney, I am confident that the County will lose. But even if they won, they could be forced to pay tens of millions of dollars in compensation to those whose properties was "taken," by the ban.

So the bottom line of the proposed short term rental ban is this: (1) With respect to my unit, and many others like it, it will not lead to more housing, and certainly not affordable housing; (2) It will cause a significant loss in tax revenue to the County; (3) There will be indirect adverse economic loss to the county and loss of employment to the very people who need the help of affordable housing; and (4) The ban will not withstand a Constitutional challenge.

Though well intentioned, the proposal to ban short term rentals will not help the situation–but rather make it worse. I respectfully urge you to reconsider it, or at least tailor it to address units that could in fact increase affordable housing.

Respectfully,

Michael W. Kessler

Greg Rylsky
Location:
Submitted At: 8:17am 06-10-25

Aloha HLU Committee,

The presentation from the Mayors team show that of the 7000 units, Maui residents own 352. Seeing all the off-islands investments convert to long term rentals or possibly turn over to Maui residents would be the best outcome. While we cannot be assured this will happen, if we pass Bill 9 there will be a chance of improvement. If we fail, to pass bill 9 we are assured zero change. We can deal with the court challenges. The Mayor addressed the financial impact. As a community, we can overcome anything if we work together.

We have too many residents struggling for housing. We have too many disruptions in our neighborhoods. We can do this.

Karen Comcowich
Location:
Submitted At: 7:54am 06-10-25

Aloha HSLU committee member,
Thank you for continuing to hear testimony. I want to clarify that I support the Mayor's proposed CD1 of Bill 9 as it adds clarity and legality to the proposed bill given current circumstances.
I support a full phase out of ALL short term rentals in apartment zoning as this is the most legally defensible way to achieve the intended goal and there is already a process (Change in Zoning & Change in Community Plan Designation) to allow community input on individual properties that may wish to continue.

Please support the Mayor's CD1 of Bill 9.

Mahalo for you dedication in serving our community,
Karen Comcowich
Lahaina, HI

CALMING CORNER
ROWTH
NEVER
DETERMINATION
SUCCESS
EFFORT
THINGS
CREATORS
PEACEMAKERS
LEADERS
VOLCOM

Condo Name	Unit #	Bed/Bath	Price	Condo Fees	DOM	SQ FEET	Pool?
Puuone Terrace	211	1/1	340k	600	489	586	No
Puuone Terrace	416	1/1	325k	600	179	586	No
Puuone Terrace	203	1/1	310k	705	71	552	No
Iao Parkside I	17-206	1/1	349k	519	117	543	No
Iao Parkside I	17-106	1/1	395k	495	140	543	No
Iao Parkside I	15-205	2/1	450k	596	53	657	No
Iao Parkside I	6-102	2/2	528k	760	16	830	No
Iao Parkside I	44-101	1/1	399k	519	5	519	No
Iao Parkside I	22-202	1/1	425k	519	300	543	No
Iao Parkside I	42-206	1/1	440k	519	120	519	No
Iao Parkside I	39-204	2/1	525k	596	19	655	No
Iao Parkside I	28/102	2/2	530k	716	147	807	No
Iao Parkside I	39-105	2/1	550k	597	40	655	No
Iao Parkside I	22-201	3/2	655k	835	46	960	No
Iao Parkside I	34-103	2/2	635k	672	127	837	No
Iao Gardens	212	1/1	395k	536	154	511	Yes
Iao Gardens	307	2/2	499k	853	57	839	Yes
Iao Gardens	105	2/2	515k	853	119	839	Yes
Iao Gardens	305	2/2	585k	853	123	839	Yes
Hoolea Terrace	1505	2/2	599k	553	74	754	No
Hoolea Terrace	205	2/2	610k	553	46	754	No
Hoolea Terrace	606	2/2	625k	553	53	754	No
Hoolea Terrace	105	2/2	637k	553	50	754	No
Hoolea Terrace	2101	3/2	710k	699	70	953	No
Hoolea Terrace	1501	3/2	735k	699	228	953	No
Iliahi	2C	3/3	745k	1284	26	1258	No
Iliahi	1A	3/3	749k	1284	77	1242	No
Iliahi	20D	3/3	750k	1284	57	1242	No
Iliahi	3D	3/3	770k	1284	232	1242	No
Iliahi	1B	3/3	775k	1284	64	1242	No
Iliahi	7A	3/3	775k	1284	33	1242	No

WAILUKU

Condo Name	Unit #	Bed/Bath	Price	Condo Fees	DOM	SQ FEET	Pool?
Harbor Lights	A-127	2/2	149k	868	11	787	Yes
Harbor Lights	C-308	1/1	165k	868	81	610	Yes
Harbor Lights	A-227	2/2	185k	1031	60	787	Yes
Harbor Lights	A-121	2/2	194k	1031	55	784	Yes
Harbor Lights	C-102	2/2	199k	862	22	787	Yes
Harbor Lights	C-203	2/2	199k	862	96	787	Yes
Harbor Lights	A-407	2/2	215k	1031	65	787	Yes
Harbor Lights	D-306	2/2	240k	895	19	787	Yes
Harbor Lights	C401	2/1	250k	836	317	787	Yes
Harbor Lights	D-321	2/2	275k	862	27	787	Yes
Harbor Lights	D-117	2/2	280k	1031	57	787	Yes
Harbor Lights	D-225	2/2	285k	1005	231	787	Yes
Harbor Lights	A-203	2/2	285k	1031	67	784	Yes
Harbor Lights	A-220	2/2	289k	862	96	787	Yes
Harbor Lights	A-426	1/2	298k	862	40	787	Yes
Harbor Lights	D-402	2/2	305k	862	47	787	Yes
Harbor Lights	B-201	2/2	320k	862	77	787	Yes
Harbor Lights	A-210	2/2	340k	862	64	787	Yes
Harbor Lights	B415	2/2	360k	786	104	787	Yes
Kahului Ikena	317	2/2	399k	1555	116	749	No
Kahului Ikena	331	1/1	425k	1202	98	589	No
Kahului Ikena	430	1/1	430k	1198	228	589	No
Kahului Ikena	327	2/2	485k	1525	154	749	No
Kahului Ikena	337	2/2	523k	1524	68	749	No
Kahului Ikena	532	2/2	525k	1571	151	772	No
Kahului Ikena	327	2/2	575k	1525	154	729	No
Kahului Ikena	416	2/2	590k	999	111	749	No
Kahului Ikena	514	3/2	599k	1200	31	900	No
Kahului Ikena	213	3/2	599k	1200	53	900	No
Kahului Ikena	137	2/2	614k	1337	298	749	No

KAHULUI

Condo Name	Unit #	Bed/Bath	Price	Condo Fees	DOM	SQ FEET	Pool?
Southpointe at Waiakoa	28-206	2/2	519k	634	246	750	No
Southpointe at Waiakoa	29-104	2/2	549k	646	111	750	No
Southpointe at Waiakoa	21-101	2/2	550k	646	18	750	No
Southpointe at Waiakoa	11-204	2/2	550k	568	244	750	No
Southpointe at Waiakoa	21-204	2/2	550k	568	319	750	No
Southpointe at Waiakoa	20-103	2/2	589k	646	81	750	No
Southpointe at Waiakoa	28-105	2/2	595k	646	35	750	No
Southpointe at Waiakoa	13-101	2/2	630k	646	21	750	No
Southpointe at Waiakoa	Singlefam	3/2	776k	1003	378	1124	No
Southpointe at Waiakoa	Singlefam	3/2	828k	1003	130	1124	No
Keonekai Villages	13-208	2/1	499k	641	27	625	No
Keonekai Villages	12-106	2/1	510k	641	183	625	No
Keonekai Villages	18-202	2/2	530k	750	76	750	No
Keonekai Villages	7-201	2/2	538	845	193	750	No
Keonekai Villages	9-202	2/2	538	845	179	750	No
Keonekai Villages	20-201	2/2	549k	845	316	750	No
Keonekai Villages	14-102	2/1	550k	641	250	625	No
Keonekai Villages	14-202	2/1	555k	641	116	625	No
Keonekai Villages	11/201	2/2	559k	845	25	750	No
Keonekai Villages	9-102	2/2	578k	845	179	750	No
Keonekai Villages	27-201	2/2	580k	847	294	756	No
Keonekai Villages	16-203	2/2	715k	845	288	750	No
Kamoa Views	106	1/1	539k	566	127	593	No
Haleakala Gardens	11B	2/2	549k	801	27	883	No
Haleakala Gardens	9F	2/2	599k	801	18	883	No
Haleakala Gardens	3E	2/2	635k	845	43	932	No
Haleakala Gardens	9E	3/2	695k	845	11	932	No
Haleakala Gardens	6D	3/2	709k	932	157	932	No
Haleakala Gardens	9D	3/2	735k	932	224	932	No
Kihei Villages	49-103	2/2	560k	827	114	750	No
Kihei Villages	3-202	2/2	569k	826	94	750	No
Kihei Villages	28-101	2/2	595k	826	145	750	No
Kihei Villages	57-101	2/2	599k	826	166	750	No
Kihei Villages	55-106	2/2	599k	826	148	750	No
Kihei Villages	48-103	2/2	655k	826	68	742	No
Kihei Villages	35-104	2/2	690k	816	59	742	No
Flats at Kamalani	3901	3/2	599k	943	125	1022	No
Flats at Kamalani	1203	3/2	699k	943	201	1022	
Flats at Kamalani	706	3/2	775k	855	244	925	
Flats at Kamalani	1401	3/2	780k	874	50	1022	
KIHEI							

PUBLIC WRITTEN TESTIMONY IN STRONG SUPPORT OF BILL 9 (2025)
Submitted to: Housing and Land Use Committee, Maui County Council
Submitted by: Edward Codelia, Realtor(S)/Resident

Date: June 16, 2025

🌿 Introduction: A Defining Moment for Maui

Aloha Chair and Committee Members:

Congratulations, as a result of the Maui Wildfires you are now standing at a watershed moment in Maui's history. Bill 9 is not a policy tweak—it is a reckoning. It is your opportunity to restore integrity to zoning, security to neighborhoods, and hope to the thousands of residents priced out, displaced, or rendered invisible by speculative short-term rental (STR) expansion.

I submit this written testimony in support of Bill 9, as **legal**, and **necessary**. The residents of Maui—those who built this community and made its resilience possible—deserve nothing less than your courage and conviction now.

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1. Maui Is Unique—The Proof Is in the Fragility

Opponents will claim "Maui faces the same problems as everywhere else." That is factually inaccurate. Maui is *irreplaceably unique*:

- **Isolated and finite**: Only 727 square miles, bordered by ocean. No expansion possible.
- **Post-disaster still reeling**: Over 7,700 residents displaced in August 2023, many never returned.
- **Ecologically sensitive**: Water scarcity, wildfire risk, failing septic systems, and climate-exacerbated pressures.
- **Cultural and generational ties**: Land and sense of place passed through families, communities, and Hawaiian tradition.

Allowing apartment-zoned units to be used as commercial STRs ignores this uniqueness.

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2. Zoning Integrity: Your Legal and Moral Obligation

Zoning is not a suggestion—it is the authority the County was granted to direct land use in the public interest. Bill 9 restores that authority by:

- Ending the informal “Minatoya list” that allowed nonconforming STRs to proliferate without public oversight.
- Respecting the original intent: **apartment zones for residents**, not tourists.
- Providing a legally sound amortization period—**not an overnight ban but a graduated phase-out**—upheld by courts across the U.S.

Cities like **Santa Monica**, **New Orleans**, **Barcelona**, and **New York** have successfully reclaimed residential zones and withstood legal challenges. Maui can too.

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3. The Governor’s Emergency Housing Proclamation: A Mandate for Action

In July 2023, Governor Josh Green issued an **Emergency Proclamation on Housing**, stating:

- Hawai‘i is in a housing crisis.
- Counties must **prioritize residents over speculative investors**.
- Emergency housing powers are available—but **only** if zoning aligns with the goal.

Bill 9 ensures zoning *participates* in the solution, not undermines it.

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4. The Myth of “Build More” as a Solve-All

Opponents claim “build more housing” suffices as a solution. In reality, more housing built accelerates displacement, infrastructure strain, water depletion, and wildfire risk.

- **New condos are snapped up by LLCs and investor groups**, not local families.
- **Every additional illegal unit designated as STR reduces rental availability**, pushing real residents into homelessness.
- **Building more in a fragile system** only amplifies the damage.

If the solution is more supply without proper zoning safeguards, it's akin to building a sandcastle at high tide.

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5. Financial Fears Are Real—But Not the County’s Kuleana to Solve

Listen to the real worries:

- “My condo won’t rent long-term.”
- “Maintenance fees exceed what residents can pay.”
- “I need STR income or I can’t afford my mortgage.”

But your kuleana is not ensuring a guaranteed ROI for investors. **Your kuleana is the welfare of residents, the stewardship of land, and the enforcement of laws.** When speculative investment drives housing scarcity and homelessness, the system has failed—not the residents.

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6. The True Cost of Doing Nothing

Allowing the status quo perpetuates:

- **Homelessness**: tent cities from Lahaina to Kahului.
- **Overcrowded households**: multiple families in single residences.
- **Evacuation hazards**: transients in wildfire zones.
- **Labor loss**: teachers, first responders, and kūpuna who can't find housing here.
- **Infrastructure depletion**: water, roads, and power grids overloaded by unwanted density.

Every day Bill 9 is postponed, Maui wastes another chance to stop the pain.

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7. 18 Reasons to Approve Bill 9

1. **Restores zoning integrity** by ending nonconforming use loopholes.
2. **Reclaims apartment housing for residents**, not tourists.
3. **Supports long-term rentals** and stabilizes the housing market.
4. **Aligns with the Governor's Emergency Proclamation on housing**, reinforcing legal and moral urgency.
5. **Reduces wildfire and disaster risk** by lowering transient occupancy turnover.
6. **Protects infrastructure and natural resources** like water and sewer systems from short-term surges.
7. **Reduces congestion and overcrowding** in residential neighborhoods.
8. **Supports county enforcement efforts** and planning clarity.
9. **Ensures compliance** with public trust obligations and local land use laws.
10. **Restores public confidence** in local government zoning enforcement and fairness.
11. **Improves safety and community cohesion** by reducing destabilizing STR use.
12. **Follows legal precedent** from cities like Santa Monica, New York, Barcelona, and Amsterdam.
13. **Expands housing opportunities** for fire survivors and local essential workers.
14. **Reduces investor speculation** and the commodification of housing.
15. **Enhances long-term tax stability** through sustained residential occupancy.
16. **Enables STR-to-rental transition planning** with accountability.
17. **Aligns with the values and cultural priorities** of Maui residents, especially in housing justice.
18. **Promotes fairness** by treating all zones equally under zoning law.

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8. Twenty Arguments Against Bill 9—And Why They're Inadequate

1. **"You're harming investor ROI."**
   🛑 *Return on investment does not dictate public land use policy.* Zoning is about public health, safety, and welfare—not protecting speculative income.
2. **"We'll get sued."**
   🛑 *Zoning changes with proper notice and amortization have been upheld repeatedly in U.S. courts.* Fear of lawsuits cannot prevent proper governance.
3. **"Thousands of jobs will be lost."**
   🛑 *Jobs in short-term rental tourism are not sustainable without residents.* Communities need nurses, teachers, contractors—not just cleaners and concierges.
4. **"Maui needs more tourism."**
   🛑 *Maui exceeds sustainable visitor levels.* Responsible tourism coexists with healthy local housing—not in competition with it.
5. **"It will collapse the housing market."**
   🛑 *A phased rollback creates long-term housing stability.* It removes speculative pressure and brings housing prices closer to what local workers can afford.
6. **"People just don't want change."**
   🛑 *Status quo is the crisis.* Delay is complicity. Maui's conditions demand urgent, bold policy.
7. **"Maui isn't unique."**
   🛑 *It is.* Maui's geography, water scarcity, fire risk, cultural significance, and economic fragility make it uniquely vulnerable to overexploitation.
8. **"It's too late to fix this."**
   🛑 *Too late to prevent? Maybe. But never too late to stop further harm.* The longer the delay, the deeper the crisis.
9. **"Short-term rentals were legal until now."**
   🛑 *Legality doesn't mean permanency.* Zoning laws evolve, especially when prior interpretations subvert public interest.
10. **"Investor panic will hurt local business."**
    🛑 *No economy can thrive without local residents.* Businesses depend on workers, and workers need housing.
11. **"We just need to build more housing."**
    🛑 *Without zoning reforms, new supply gets absorbed by non-residents.* We cannot build our way out of a loophole.
12. **"Maintenance fees are too high for long-term rentals."**
    🛑 *That reflects a model built for transience, not community.* If fees require tourism, the design failed residents.
13. **"Workers in STRs will lose their jobs."**
    🛑 *If locals can't live nearby, they can't work there anyway.* Stable housing = stable employment.

14. **"Minatoya made STRs okay."**
    🛑 *The Minatoya list was not voter-approved, publicly vetted, or intended as perpetual.* It was an internal legal opinion, not law.
15. **"The Planning Department can't enforce this."**
    🛑 *They already do enforcement—with limited resources.* Emergency declarations justify more staffing and resources.
16. **"This is authoritarian."**
    🛑 *No—it's local governance.* Applying existing zoning laws fairly and consistently is not tyranny.
17. **"This is just political."**
    🛑 *Yes—because politics is how we solve collective problems.* This is your kuleana as elected leaders.
18. **"You're punishing small owners."**
    🛑 *This targets the system, not individuals.* Owners were allowed to profit off a loophole. The phase-out offers time and dignity.
19. **"Tourists won't come without these units."**
    🛑 *Tourism on Maui predates Airbnb.* Maui's natural and cultural appeal remains. Most tourists use hotels.
20. **"We need more time to study this."**
    🛑 *The housing emergency was declared in 2023. Lahaina burned in 2023.* Time was spent. Action is overdue.

These arguments may sound persuasive in isolation—but collapse under scrutiny. They focus on short-term self-preservation, not community resilience. Continuing to stall Bill 9 supports a failed system. Moving it forward affirms that zoning protects people, not profits.

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9. Your Call to Leadership

Councilmembers, many of you were born here, raised here, or returned here by choice. You know the land. You know the value of community, of `aina, of kuleana.

Now you are being asked: Will you continue privileging investor profits fabricated into housing, or will you shift policy to **wisdom, aloha, and sustainability**?

This isn't just about Bill 9. It's about your legacy, your integrity, your leadership.

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10. Conclusion: Don't Expect Applause

Bill 9 will not win immediate praise from every investor, or resident. You may be attacked—not for breaking the law, but for enforcing it.

But the people who matter—people your votes will truly benefit—will remember. Those unable to return home after the fire. Those who work here but couldn't rent here. Those with medical needs, mental wellness struggles, aging in place, and living on hold.

Those are your responsibility.

Let them be the reason you choose clarity over fear. Truth over comfort. Community over capital.

Approve Bill 9 for Maui. Your residents can't wait.

Mahalo nui loa for your service.

Edward Codelia

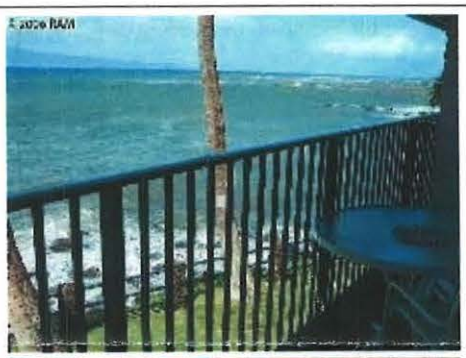
MLS #: 322598 **ACTIVE**
Address: 4095 lower Honoapiilani Rd
Bedrooms/Baths: 0 / 1.00
Living Area Square Feet: 420
Covered Lanai/Deck: 52
Uncov Lanai/Deck:
Floor Level: 2
Year Built: 1974
Pool: ING , HTD , SPA
View: Ocean
WaterFront: OceanFront
Pets Allowed: n
Short Term Rental Allowed: Yes
Virtual Tour:

Building Name: Noelani
Unit: 218
TMK: 2 - 4 - 3 - 9 - 2 - 49
District: Napili/Kahana/Honokowai
Land SF/Acres: 76230 / 1.7500
Maintenance Fee $/Mo : 405.30
Special Assessment $:
Property Taxes $/Mo: 336.00
Tax Year Ending:
Tax Exemption: $
Leasehold Rent $/Mo:
Fee Price: $
Source Shrt Trm Rntl Info:

List Price: $510,000
Land Tenure: Fee Simple
Partial Ownership: No **%:**
Days On Market: 313
Listing Date: 1/29/2007
Original Price: $625,000

Sold Price:
Contract Date:
Closing Date:
Sold Terms:
Listing: **Exclusive Right to Sell**

Oceanfront luxury at this rarely availalble Studio Deluxe. Ideal for couples, this low rise, Honeymooner's love nest is in high demand! Excellent repeat guest rental history. This spacious condo offers NEW GRANITE/APPLIANCE UPGRADES and NEW TRAVERTINE WALK-IN SHOWER, ALL NEW CABINETS/FIXTURES. Large living/bedroom area features expansive view and ALL NEW DECOR. Lanai deck is so close to the Ocean, the waves seem only a breath away!



Erin M Haywood R(S) **(808) 264-8037** **Coldwell Banker Island Prop(L) - (808) 669-6565**

erinhaywood@gmail.com **Fax(808) 669-4408**

This information is believed to be accurate. It has been provided by sources other than the Realtors Assoc. of Maui and should not be relied upon without independent verification. You should conduct your own investigation and consult with appropriate professionals to determine the accuracy of the information provided and to answer any questions concerning the property and structures located thereon. Copyright, 1995, REALTORS Association of Maui, Inc. All Rights Reserved. Featured properties may or may not be listed by the office/agent presenting this brochure.

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January 30, 2008

MR WAYNE HARSTEIN & MS MELINDA ONG
1004 WHITE GATE RD
ALAMO CA 94507

ESCROW NO : A82020018
SELLER : PURL, POI
BUYER : HARTSTEIN/ONG TTEES, WAYNE/M
PROPERTY : 4095 L HONOAPIILANI RD
NOELANI #218C APT 218C

In connection with the above referenced transaction, enclosed find a Preliminary Report for your review and files.

After review, please sign/date the first page of report and fax to our office as soon as possible to: 808-661-4003.

Should you have any questions, please contact the undersigned.

Aloha,

Joel Z. Navarro
Branch Manager
jnavarro@tghawaii.com

JZN:jzn
Enclosure(s)

cc: COLDWELL BANKER ISLAND PROPERTIES HAYWOOD, ERIN
w/enclosure(s). If you are a TGExpress Realtor, enclosure is available on-line at www.tghawaii.com.

SCHEDULE B

EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (2) 4-3-009-002 C.P.R. No. 0049 Apt. No. C-218

Land Classification: HOTEL AND RESORT

Street Address: 4095 LOWER HONOAPIILANI ROAD, #C-218, LAHAINA, HAWAII 96761

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Location of the seaward boundary in accordance with the laws of the State of Hawaii and shoreline setback line in accordance with County regulation and/or ordinance and the effect, if any, upon the area of the land described herein.

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF HORIZONTAL PROPERTY REGIME FOR THE "NOELANI" CONDOMINIUM PROJECT AND BY-LAWS

DATED : November 15, 1973

RECORDED : Liber 9599 Page 298

MAP : 321 and any amendments thereto

Said Declaration was amended by instruments dated December 21, 1973, recorded in Liber 9659 at Page 384, dated January 2, 1974, recorded in Liber 9677 at Page 313, dated February 27, 1975, recorded in Liber 10486 at Page 9, dated -----, recorded in Liber 12615 at Page 413, and dated ----- (acknowledged June 4, 1984), recorded in Liber 17992 at Page 347, dated November 2, 1994, recorded as Document No. 94-188569, dated November 15, 1994, recorded as Document No. 94-205322, dated August 11, 1996, recorded as Document No. 96-126144, dated April 29, 1997, recorded as Document No. 97-074144, and dated June 4, 2003, recorded as Document No. 2003-123457.

SCHEDULE B CONTINUED

5. The terms and provisions contained in Apartment Deed dated May 5, 1975, recorded in Liber 10632 at Page 588, and in Warranty Deed dated March 27, 1989, recorded in Liber 23069 at Page 372.

6. THE EFFECTS, IF ANY, OF QUITCLAIM APARTMENT DEED ***(ESCROW TO REMOVE)***

DATED : November 29, 2007

RECORDED : Document No. 2007-210754

MADE BY : SHARON L. PURL and POI PURL, both as the Successor Trustees of the Purl/Shaw Family Trusts of October 1, 1990, and amended and/or restated

JAPENGO - MAUI 808/667-4796

Pacific Rim Sushi. Casual Dining. $22-$40 **AAA Inspector Notes:** This restaurant offers Pacific Rim and Southeast Asian cuisine in a contemporary setting. Located on the lobby level of the hotel but set on a rise overlooking the lush tropical grounds, cascading waterfalls, sandy beach and breaking surf, it's a great place to catch the sunset. And the food's great, too. Duck pot stickers, prawn and mango salad and hoisin-glazed pork ribs are on the menu. A sushi bar and complimentary valet parking are available. **Features:** full bar, patio dining, happy hour. **Address:** 200 Nohea Kai Dr 96761 **Location:** SR 30 exit Kaanapali Pkwy, just w, then just s; in Kaanapali Beach resort area; in Hyatt Regency Maui Resort & Spa. **Parking:** on-site and valet. D CALL

JAVA JAZZ 808/667-0787

American. Casual Dining. $10-$31 **AAA Inspector Notes:** Funky is the best way to describe the café, which has a full menu of soups, salads, burgers and sandwiches. Breakfast is served all day. At dinner there are pasta and nightly entrée selections. The cozy and eclectic décor lines the walls. Those looking for a great cup of soup and a good cuppa joe need look no further. **Features:** full bar, patio dining, Sunday brunch, happy hour. **Address:** 3350 Lower Honoapiilani Rd, Suite 203 96761 **Location:** SR 30 exit Honoapiilani Rd, just e; in Honokowai Marketplace. B L D CALL

LEILANI'S ON THE BEACH 808/661-4495

American. Casual Dining. $12-$34 **AAA Inspector Notes:** First- and second-floor dining rooms are decorated in a casual Polynesian style, are open to ocean breezes and provide lovely sunset views. Fresh local fish is thoughtfully prepared in a variety of ways. Also available are grilled steaks, shellfish and kiawe wood-smoked ribs and chicken. Hula pie is the signature dessert. **Features:** full bar, patio dining, early bird specials, happy hour. **Reservations:** suggested. **Address:** 2435 Kaanapali Pkwy 96761 **Location:** In Whalers Village; in Kaanapali Beach resort area. L D

MAUI FISH & PASTA 808/662-0668

American. Casual Dining. $13-$28 **AAA Inspector Notes:** A great choice all day long, with traditional American dishes served with a touch of the islands. A breakfast treat is deep-fried stuffed Hawaiian sweet bread with berry compote and whipped coconut cream. For lunch, maybe a little lighter with grilled catch of the day and a Caesar salad. Dinner starts with grilled monster prawns on Kula corn ravioli, herb grilled tender pork chops and a fresh Kula apple-banana cream tart for dessert. Request a table closer to the windows for an ocean view. **Features:** full bar, early bird specials, happy hour. **Address:** 2435 Kaanapali Pkwy 96761 **Location:** SR 30 exit Kaanapali Pkwy, just nw; in Whalers Village; in Kaanapali Beach resort area.
B L D

PULEHU, AN ITALIAN GRILL 808/667-3200

Italian. Casual Dining. $20-$42 **AAA Inspector Notes:** Pulehu, in the Hawaiian language, means "grilled or cooked over an open flame." Here you will find contemporary cuisine, including pasta specialties and pizzas cooked in a wood-stone oven. A few tables overlook the koi ponds in the open-air dining room at this upscale but casual spot. **Features:** full bar, patio dining. **Reservations:** suggested. **Address:** 6 Kai Ala Dr 96761 **Location:** SR 30 exit Kai Ala Dr, just w; in The Westin Ka'anapali Ocean Resort Villas. **Parking:** on-site and valet. *(See ad p. 103.)* D CALL

ROY'S 808/669-6999

Pacific Rim Fusion. Fine Dining. $16-$55 **AAA Inspector Notes:** Enjoy fusion of fresh Pacific seafood, French sauces and Asian seasonings. The ever-changing menu has many entrées such as grilled salmon and barbecue lamb rack, and the signature dessert, chocolate soufflé. **Features:** full bar, happy hour. **Reservations:** suggested. **Address:** 2290 Kaanapali Pkwy 96761 **Location:** SR 30 exit Kaanapali Pkwy, just nw; on the grounds of the Kaanapali Golf Course. L D CALL

Choose real ratings you can trust from professional inspectors who've been there

KAHANA

NOELANI CONDOMINIUM RESORT (808)669-8374

Vacation Rental Condominium
$145-$209

Address: 4095 Lower Honoapiilani Rd 96761 **Location:** Oceanfront. SR 30 exit Akahele St; in Kahana Beach resort area. **Facility:** Situated on lovely grounds, these oceanfront accommodations range from studios to three-bedroom suites. Each unit features a full kitchen, stereo and large lanai. 44 condominiums. 2-3 stories (no elevator), exterior corridors. **Terms:** 3 night minimum stay - seasonal and/or weekends, 30 day cancellation notice. **Amenities:** safes. **Pool(s):** outdoor, heated outdoor. **Activities:** hot tub, limited exercise equipment, massage. **Guest Services:** complimentary laundry.
SAVE

ROYAL KAHANA MAUI BY OUTRIGGER (808)669-5911

Vacation Rental Condominium $99-$295 **Address:** 4365 Lower Honoapiilani Rd 96761 **Location:** Oceanfront. SR 30 exit Hoohui Rd; in Kahana Beach resort area. **Facility:** On the beach, this complex offers prime views of the ocean. Choose from studio units and one- or two-bedroom condos with full kitchens. All units have a washer/dryer. 236 condominiums. 12 stories, exterior corridors. **Terms:** 2 night minimum stay, 7 day cancellation notice-fee imposed, resort fee. **Amenities:** safes. **Pool(s):** heated outdoor. **Activities:** exercise room. **Guest Services:** complimentary laundry.
BIZ

WHERE TO EAT

MAUI BREWING CO. 808/669-3474

American. Casual Dining. $12-$25 **AAA Inspector Notes:** Check out the newest brewpub on the island. It has become a favorite of locals and tourists alike. To accompany the huge selection of house-made beers, there are several sliders, burgers, sandwiches and adult grilled cheese, not to mention pizzas, meatloaf and jambalaya. Purchase a growler and take some beer back to your condo or hotel. **Features:** full bar, happy hour. **Address:** 4405 Honoapiilani Hwy, Suite 217 96761 **Location:** SR 30 exit Hoohui Rd, just nw; in Kahana Gateway Shopping Center. L D CALL

KAHULUI (D-9) pop. 26,337, elev. 40'

• **Restaurants p. 96**
• **Attractions map p. 86**

Kahului is the island's main seaport and site of its only airport capable of handling jet traffic. A modern commercial city with residential areas, schools and shopping centers, it abuts Wailuku *(see place listing p. 110)*. All interisland freight passes through Kahului's protected harbor, where large freighters take aboard sugar, pineapples and other cargo to ship to the mainland. About 3 miles east of town is the 1,391-acre Kahului Airport.

Hāna Highway (SRs 36 and 360) is a 52-mile winding road between Kahului and Hāna. Numerous waterfalls, hidden trails and fern-lined pools border the narrow road *(see attraction listing p. 91)*.

Shopping: Maui Mall, 70 E. Ka'ahumanu Ave., offers more than 45 shops and eateries.

AIR MAUI HELICOPTER TOURS, at Kahului Heliport, Hangar 110, offers several narrated tours over the island of Maui. Passengers may glimpse waterfalls, rain forests and valleys as well as the West Maui Mountains and Haleakalā Crater. Tours last between 30 and 65 minutes. A 2-hour combination flight and zipline tour also is offered.

Note: Due ion-related sickness is recommen ngers wait 12-24 ho after scuba d ng; the amount of t is dependent live factors. Ask ab possible polic ninimum wait time tween scuba ng; weight restrictio weather, canc efund policies; and minimum and nber of passengers flights. All sma encounter turbulenc

Hours: Dail $175-$499, plus ap cable fuel surch nay vary; phone ahe Reservations a Phone: (808) 877-7 or (877) 238-49

BLUE HAWAII TERS departs from hului Airport. He range from 30 minu to 2 hours and provide views of Maui's mountai valleys, rain forests, waterfalls and cliffs. Molok can be seen on one of the tours. Passengers h music, two-way communication with the pilot, a the pilot's narration via noise-canceling headsets.

Note: Due to decompression-related sickness is recommended that passengers wait 12-24 ho after scuba diving before flying; the amount of ti is dependent on particular dive factors. Ask abo possible policies regarding minimum wait time b tween scuba diving and flying; weight restrictio weather, cancellation and refund policies; and t minimum and maximum number of passengers flights. All small aircraft may encounter turbulenc

Hours: Daily 7 a.m.-10 p.m. **Cost:** $148-$55 plus applicable fuel surcharge. Reservations are quired. **Phone:** (808) 871-8844, or (800) 745-25 from the mainland. *(See ad on inside front cove*

KANAHĀ BEACH PARK is .2 mi. n. of Kahului A port. Calm, protected, warm waters and light o shore winds make this beach a popular windsurfi and fishing spot. **Hours:** Daily dawn-dusk. **Co** Free. **Phone:** (808) 270-7389.

KANAHĀ POND WILDLIFE SANCTUARY, 1.5 m s.w. of Kahului Airport at jct. SRs 36 and 37, pr vides an observation booth for viewing migrato ducks, endangered Hawaiian coots and stilts, a other birds. **Hours:** Observation booth daily daw dusk. Full sanctuary access available Mon.-Fri. 8- Sept.-Mar. **Cost:** Free. **Phone:** (808) 984-8100.

SUNSHINE HELICOPTERS, departing from Kahul Heliport, Hangar 107, offers narrated helicopt tours of the Maui coastline, Haleakalā's vast moo like crater, the Hāna rain forest, the 'Ohe'o Gul and coastline waterfalls. Tours last between 40 a 70 minutes.

Note: Due to decompression-related sickness is recommended that passengers wait 12-24 hou after scuba diving before flying; the amount of ti is dependent on particular dive factors. Ask abo possible policies regarding minimum wait time b tween scuba diving and flying; weight restrictio weather, cancellation and refund policies; and t