

## RPTR Committee

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**From:** steve@vcasa.net  
**Sent:** Tuesday, September 16, 2025 7:46 PM  
**To:** RPTR Committee  
**Cc:** jette@vcasa.net  
**Subject:** Testimony about unfair, property tax procedures

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My Wife and I have run our very special vacation rental since 2013. We were able to buy a log home and ohana, through an owner finance after 30 years of renting on Maui. We did an Ag Condo to secure financing, so the log home has its own TMK. Our property has no water, only catchment, so together with the necessary upkeep of a log home and the lack of sufficient water for a full time rental, vacation rental has served us well. We rent less than 50% of the time, inline with our water availability.

Since being designated as a 'Hotel' some years ago, our property tax bill for the STRH has been well over \$9,000. We only make around \$45,000 a year gross. This is our only income except for a small amount of Social Security.

Now we are up for renewal this February and are being told that our application for renewal is on hold until the Planing Department makes a decision about STRH's on Ag land, as per the State Supreme Courts recent decision. I was shocked to learn that if we still have an STRH permit at the end of December then we will be paying the 'Hotel' property tax rate for 18 more months. Also, I was told by a previous employee of Planning, that I cannot just drop my permit, I have to ask Planning and they are busy, so I should allow over 6 weeks to have a chance that it is done.

We have a reservation for the end of November, so what are we supposed to do? Wait until Planning makes a decision to even review are renewal application. It seems ridiculous that Property tax cannot adjust or rate down from Hotel within a reasonable timeframe.

We maintain what previous State and County Ag inspectors called a Nature Preserve/Botanical Garden. My Wife puts countless hours into maintaining so many species. We have healthy bees that we do no bother for honey/money, large variety of birds. The list of our species is on our website,  
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.mauichalet.com%2F&data=05%7C02%7CRPTR.committee%40mauicounty.us%7C3c6bcf79dd0b45539cc308ddf5ad8554%7C43de3304cac44a65a6166d50d1f8f8e3%7C0%7C0%7C638936847821741650%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMmIsIkFOIjoITWFpbCIsIlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=NGZK6KVHzfEWyg%2BWKqqzfUxbhjQi7co%2B%2FQyuYz4ifA8%3D&reserved=0>.

We are more that a bit frustrated,

Steven and Jette Slater

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43 year permanent residents of Haiku