



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

Committee Chair
Tasha Kama

Committee Vice-Chair
Nohelani U'u-Hodgins

Voting Members:
Tom Cook
Gabe Johnson
Alice L. Lee
Tamara Paltin
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

HOUSING AND LAND USE COMMITTEE (2025-2027)

Monday, June 9, 2025

10:00 a.m.

MEETING SITE:

Online via Teams: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same
Teams link.

In-person testimony and viewing: Council Chamber, Kalana O
Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

A G E N D A

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)

Description: The Committee is in receipt of the following:

1. Bill 9 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS." Bill 9's purpose is to revert all Apartment District properties to long-term residential use, remove the exception allowing Transient Vacation Rental use in Apartment District structures built or approved before 1989, and fully discontinue Transient Vacation Rental use in Apartment Districts. If enacted, Bill 9 would take effect on July 1, 2025, for the West Maui Community Plan area and on January 1, 2026, for all remaining areas in the County. The Council received Bill 9, approved as to form and legality by the Department of the Corporation Counsel, on December 20, 2024.
2. Correspondence dated November 22, 2024, from the Planning Director, transmitting the Department of Planning's report and recommendations from the Maui, Molokai, and Lāna'i planning commissions and related documents.
3. Correspondence dated May 30, 2025, from the Mayor, transmitting a

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proposed CD1 version of Bill 9 (2025). This proposed CD1 version:

- a. Phases out Transient Vacation Rental uses in the Apartment Districts by July 1, 2028;
 - b. Amends Subsection 19.500.110(A), Maui County Code, to except amortized or phased out nonconformities from continuing under Section 19.500.110, Maui County Code; and
 - c. Incorporates technical and nonsubstantive revisions.
4. An Amendment Summary Form, dated June 3, 2025, from the Committee Chair, with a proposed CD1 version of Bill 9 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS, INCLUDING TRANSIENT VACATION RENTALS ALLOWED TO CONTINUE UNDER ORDINANCE 1797 (1989)." This proposed CD1 version:
- a. Amends Section 19.12.070, Maui County Code, to codify the phasing out of Transient Vacation Rental uses in the Apartment Districts by July 1, 2030;
 - b. Clarifies that validly existing time share units or time share plans are exempt from being phased out;
 - c. Requires the Director of Finance, with the assistance of the Planning Director, to provide notice to the appropriate real property owners of the uses being phased out and other relevant information; and
 - d. Incorporates technical and nonsubstantive revisions.

Status: The Committee may receive a presentation on Bill 9 (2025) from the Mayor or the Mayor's representative. The Committee may consider whether to recommend passage of Bill 9 (2025), with or without revisions. The Committee may also consider the filing of Bill 9 and other related action.

[Bill 9 \(2025\)](#)

[Correspondence from Planning 11-22-2024](#)

[Correspondence from Mayor 05-30-2025](#)

[Amendment Summary Form from Committee Chair 06-03-2025](#)

CONTACT INFORMATION

Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793
Tel: (808) 270-7838

COMMITTEE STAFF

James Krueger, Ellen McKinley, Jennifer Yamashita, and Carla Nakata

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to HLU.committee@mauicounty.us or postal service to HLU Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 461 899 61#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 5091 Uakea Road, Hāna, (808) 248-7513

Lānaʻi: 814 Fraser Avenue, Lānaʻi City, (808) 565-7094

Makawao-Haʻikū-Pāʻia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pāʻia, (808) 793-0099

Molokai: Molokaʻi District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888

South Maui: MEDB Building, 1305 North Holopono St., Suite 9, Kihei, (808) 793-0012

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Agenda items are subject to cancellation.