

ORDINANCE NO. \_\_\_\_\_

BILL NO. 57, FD1 (2025)

**A BILL FOR AN ORDINANCE TO AMEND CHAPTER 3.34, MAUI COUNTY CODE,  
TO ESTABLISH A VOLUNTARY DEED RESTRICTION PROGRAM**

**BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:**

**SECTION 1.** This Ordinance's purpose is to establish a Voluntary Deed Restriction Program that would enable open-market homes to be converted to deed-restricted properties, preserving the properties for local residents and the workforce while addressing the growing housing challenges in Maui County. The Voluntary Deed Restriction Program may be structured to provide a payment toward the purchase price of a home in exchange for buyers agreeing to record a price-capped or resident-occupied deed restriction on the property, thus promoting its long-term affordability. This Ordinance also authorizes the Homeowner Programs Revolving Fund's use for the program.

**SECTION 2.** Section 3.34.020, Maui County Code, is amended to read as follows:

**"3.34.020 Purpose.** The fund's purpose is to provide a stable and continuing source of funding to maintain and expand existing homeowner programs and to create new programs to meet the housing opportunity needs of Maui County residents. Grants from this fund will provide [capital];

**A. Capital** to first-time homebuyers through the first-time homebuyers down payment assistance program[; matching].

**B. Matching** funds through the individual development account program[; grants].

**C. Grants** for homeowners to build accessory dwellings or second farm dwellings for use as long-term residential workforce

housing, as defined in section 2.96.020, through the 'ohana assistance program[;].

D. Grants for a voluntary deed restriction program that may provide a payment toward the purchase price of a home in exchange for buyers agreeing to record a price-capped or resident-occupied deed restriction on the property, thus promoting its long-term affordability. [and for similar]

E. Similar future programs to be named in this [paragraph] section upon establishment and approval by the council."

SECTION 3. Section 3.34.030, Maui County Code, is amended by amending Subsection B to read as follows:

"B. There will be deposited into the homeowner programs revolving fund [any]:

1. Any council appropriations to the [first-time]:
  - a. First-time homebuyers down payment assistance program[, the individual].
  - b. Individual development account program[, and the 'ohana].
  - c. 'Ohana assistance program[; all].
  - d. Voluntary deed restriction program.
2. All money granted or donated to the County in the future for homeowner programs[; and all].
3. All money repaid to the County by previous recipients of homeowner programs."

SECTION 4. Section 3.34.050, Maui County Code, is amended to read as follows:


**"3.34.050 Homeowner programs.** The homeowner programs revolving fund is administered by the department of housing and must include the following programs:

- A. First-time homebuyers down payment assistance program.
- B. Individual development account program.
- C. 'Ohana assistance program.
- D. [Shared equity program.] Voluntary deed restriction program."

SECTION 5. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 6. This Ordinance takes effect on July 1, 2025.

APPROVED AS TO FORM AND LEGALITY:

  
KRISTINA C. TOSHIKYO  
Department of the Corporation Counsel  
County of Maui  
LF# 2025-0680

paf:cmn:25-110a

INTRODUCED BY:

*Keani Rawlins-Fernandez*  
KEANI N.W RAWLINS-FERNANDEZ

DIGEST

ORDINANCE NO. \_\_\_\_\_  
BILL NO. 57, FD1 (2025)

A BILL FOR AN ORDINANCE TO AMEND CHAPTER 3.34, MAUI COUNTY CODE,  
TO ESTABLISH A VOLUNTARY DEED RESTRICTION PROGRAM

This bill proposes to enable open-market homes to be converted to deed-restricted properties, preserving the properties for local residents and the workforce while addressing the growing housing challenges in Maui County.

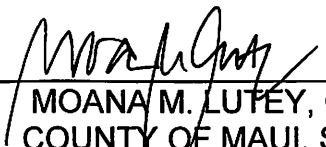
I, MOANA M. LUTEY, County Clerk of the County of Maui, State of Hawaii, DO  
HEREBY CERTIFY that the foregoing BILL NO. 57, FD1 (2025) was passed on First  
Reading by the Council of the County of Maui, State of Hawaii, on the 2nd day of May,  
2025, by the following vote:

AYES: Councilmembers Tom Cook, Gabriel Johnson, Natalie A. Kama,  
Keani N. W. Rawlins-Fernandez, Tamara A. M. Paltin, Shane M.  
Sinenci, Vice-Chair Yuki Lei K. Sugimura, and Chair Alice L. Lee.

NOES: None.

EXCUSED: Councilmember Nohelani U'u-Hodgins.

DATED at Wailuku, Maui, Hawaii, this 5th of May, 2025.

  
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MOANA M. LUTEY, COUNTY CLERK  
COUNTY OF MAUI, STATE OF HAWAII

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk,  
County of Maui, for use and examination by the public.