

## Maui Tomorrow Foundation • County Council Briefing (March 3, 2026)

Presenter: Michael Williams

Today's goal: show how small changes to tier thresholds and/or rates affect parcel counts by tier and projected revenue—so Council can test scenarios quickly and transparently.

# Acknowledgements

- County: Marcy Martin, Kari Stockwell, & Helen Ho
- IT/Database Developer: Jasper Taylor (Pura Viba LLC)
- Maui Tomorrow Foundation staff: Albert Perez & Sadie Green

## Concept — Maui's Unusually Flexible Property Tax System

Maui's real property tax system is unusually progressive and flexible because it can:

- Create as many classes of real property as needed
- Create progressivity by using tiers (graduated brackets) within classes
- Set different rates by class and tier
- Adjust thresholds and rates to meet policy goals and revenue needs

**FISCAL YEAR 2025-2026 SUMMARY OF TAXABLE PROPERTIES (Council's Final Rates)**

CLASSIFICATION	FY 2025 TAX RATES	FY 2025 CERTIFIED VALUE	FY 2025 CERTIFIED REVENUE	FY 2026 FINAL RATES	FY 2026 NET TAXABLE VALUE	FY 2026 50% OF APPEALS	FY 2026 CERTIFIED VALUE	FY 2026 FINAL REVENUE	REVENUE DOLLAR CHANGE	REVENUE PERCENT CHANGE	FY 2025 CLASS COUNT*	FY 2026 CLASS COUNT**	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$14.60	\$ 3,905,410,955	\$ 57,019,000	\$14.70	\$4,255,614,000	53,252,000	\$ 4,202,362,000	\$ 61,774,721	\$ 4,755,721	8.3%	2,482	2,480	-2	-0.1%
NON-OWNER-OCCUPIED	\$8.01	17,664,372,655	141,536,630	\$8.83	19,809,299,900	99,316,470	19,709,983,430	173,968,757	32,432,127	22.9%	15,680	14,781	-899	-5.7%
Tier 1 - up to \$1,000,000	\$5.87	10,069,657,445	59,108,889	\$5.87	10,442,545,200	14,987,780	10,427,557,420	61,209,762			10,765	8,602		
Tier 2 - \$1,000,001 - \$3,000,000	\$8.50	4,345,140,385	36,933,693	\$8.60	5,381,590,500	19,418,210	5,362,172,290	46,114,682			3,938	4,958		
Tier 3 - more than \$3,000,000	\$14.00	3,249,574,825	45,494,048	\$17.00	3,985,164,200	64,910,480	3,920,253,720	66,644,313			977	1,221		
COMMERCIALIZED RESIDENTIAL	\$4.85	286,823,300	1,392,135	\$3.54	318,978,000	3,126,075	315,851,925	1,117,435	(274,700)	-19.7%	160	149	-11	-6.9%
Tier 1 - up to \$1,000,000	\$4.00	147,885,400	591,542	\$2.00	143,834,100	0	143,834,100	287,668			33	19		
Tier 2 - \$1,000,001 - \$3,000,000	\$5.00	103,636,600	518,183	\$3.00	127,725,800	524,100	127,201,700	381,605			110	109		
Tier 3 - more than \$3,000,000	\$8.00	35,301,300	282,410	\$10.00	47,418,100	2,601,975	44,816,125	448,161			17	21		
TVR-STRH	\$13.17	18,696,743,965	246,287,352	\$13.42	19,881,111,500	155,834,435	19,725,277,065	264,661,563	18,374,211	7.5%	12,959	12,500	-459	-3.5%
Tier 1 - up to \$1,000,000	\$12.50	10,699,460,070	133,743,251	\$12.50	11,047,212,500	18,768,140	11,028,444,360	137,855,555			6,280	5,321		-15.3%
Tier 2 - \$1,000,001 - \$3,000,000	\$13.50	4,943,437,980	66,736,413	\$14.00	5,481,409,100	42,867,260	5,438,541,840	76,139,586			5,515	5,933		7.6%
Tier 3 - more than \$3,000,000	\$15.00	3,053,845,915	45,807,689	\$15.55	3,352,489,900	94,199,035	3,258,290,865	50,666,423			1,164	1,246		7.0%
LONG TERM RENTAL	\$3.44	2,261,799,755	7,782,265	\$3.32	3,501,550,000	13,851,755	3,487,698,245	11,585,508	3,803,243	48.9%	3,223	4,163	940	29.2%
Tier 1 - up to \$1,300,000	\$3.00	1,902,773,390.00	5,708,320	\$2.95	3,059,473,100	4,309,995	3,055,163,105	9,012,731			2,684	3,600		
Tier 2 - \$1,300,001 - \$3,000,000	\$5.00	266,088,765.00	1,330,444	\$5.00	320,080,100	4,716,710	315,363,390	1,576,817			510	510		
Tier 3 - more than \$3,000,000	\$8.00	92,937,600.00	743,501	\$8.50	121,996,800	4,825,050	117,171,750	995,960			29	53		
APARTMENT	\$3.50	595,055,010	2,082,693	\$3.50	720,488,500	317,175	720,171,325	2,520,600	437,907	21.0%	606	684	78	12.9%
COMMERCIAL	\$6.05	2,419,886,030	14,640,310	\$6.05	\$2,771,134,100	48,230,300	2,722,903,800	16,473,568	1,833,258	12.5%	1,993	2,004	11	0.6%
INDUSTRIAL	\$7.05	2,240,512,595	15,795,614	\$7.05	2,441,161,100	15,464,200	2,425,696,900	17,101,163	1,305,549	8.3%	824	807	-17	-2.1%
AGRICULTURAL	\$5.74	1,742,186,795	10,000,152	\$5.74	\$2,064,414,200	39,011,995	2,025,402,205	11,625,809	1,625,656	16.3%	5,504	5,489	-15	-0.3%
CONSERVATION	\$6.43	317,375,505	2,040,724	\$6.43	348,770,700	5,441,150	343,329,550	2,207,609	166,885	8.2%	1,102	1,088	-14	-1.3%
HOTEL / RESORT	\$11.75	4,383,911,250	51,510,957	\$11.80	\$5,011,294,000	380,024,755	4,631,269,245	54,648,977	3,138,020	6.1%	529	495	-34	-6.4%
OWNER-OCCUPIED	\$1.88	18,754,560,210	35,274,540	\$1.77	23,446,246,100	28,133,560	23,418,112,540	41,392,002	6,117,462	17.3%	27,334	27,792	458	1.7%
Tier 1 - up to \$1,300,000	\$1.80	15,575,669,645	28,036,205	\$1.65	20,018,874,700	9,172,380	20,009,702,320	33,016,009			22,966	23,902		
Tier 2 - \$1,300,001 - \$4,500,000	\$2.00	2,474,447,565	4,948,895	\$1.80	2,854,703,000	13,597,770	2,841,105,230	5,113,989			4,053	3,706		
Tier 3 - more than \$4,500,000	\$3.25	704,443,000	2,289,440	\$5.75	572,668,400	5,363,410	567,304,990	3,262,004			315	184		
<b>TOTALS</b>		<b>\$ 73,268,638,025</b>	<b>\$ 585,362,373</b>		<b>\$ 84,570,062,100</b>	<b>\$ 842,003,870</b>	<b>\$ 83,728,058,230</b>	<b>\$ 659,077,712</b>	<b>\$ 73,715,339</b>	<b>12.6%</b>	<b>72,396</b>	<b>72,432</b>	<b>36</b>	<b>0.0%</b>
			(293,838)			Less: Circuit Breaker Tax Credits		(385,718)						
			2,192,976			Minimum Tax Adjustment @ \$300		1,844,956						
			0			Less: Adjustment for Wildfire LTR exemption		(350,000)						
			<b>\$ 587,261,511</b>			<b>FINAL REVENUE</b>		<b>\$ 660,186,950</b>						

\*3,264 parcels made non-taxable by Ordinance 5582 in FY 2025  
 \*\*3,269 parcels made non-taxable by Ordinance 5727 in FY 2026.

# Visitor Accommodation Property Classes

CLASSIFICATION	FY 2026 FINAL RATES	FY 2026 CERTIFIED VALUE	FY 2026 FINAL REVENUE	FY 2026 CLASS COUNT**
TIME SHARE	\$14.70	\$ 4,202,362,000	\$ 61,774,721	2,480
NON-OWNER-OCCUPIED	\$8.83	19,709,983,430	173,968,757	14,781
Tier 1 - up to \$1,000,000	\$5.87	10,427,557,420	61,209,762	8,602
Tier 2 - \$1,000,001 - \$3,000,000	\$8.60	5,362,172,290	46,114,682	4,958
Tier 3 - more than \$3,000,000	\$17.00	3,920,253,720	66,644,313	1,221
TVR-STRH	\$13.42	19,725,277,065	264,661,563	12,500
Tier 1 - up to \$1,000,000	\$12.50	11,028,444,360	137,855,555	5,321
Tier 2 - \$1,000,001 - \$3,000,000	\$14.00	5,438,541,840	76,139,586	5,933
Tier 3 - more than \$3,000,000	\$15.55	3,258,290,865	50,666,423	1,246
HOTEL / RESORT	\$11.80	4,631,269,245	54,648,977	495

**Total** \$48.2 billion

# Property Classes Occupied by Residents

CLASSIFICATION	FY 2026 FINAL RATES	FY 2026 CERTIFIED VALUE	FY 2026 FINAL REVENUE	FY 2026 CLASS COUNT**
<b>OWNER-OCCUPIED</b>	\$1.77	23,418,112,540	41,392,002	27,792
Tier 1 - up to \$1,300,000	\$1.65	20,009,702,320	33,016,009	23,902
Tier 2 - \$1,300,001 - \$4,500,000	\$1.80	2,841,105,230	5,113,989	3,706
Tier 3 - more than \$4,500,000	\$5.75	567,304,990	3,262,004	184
<b>LONG TERM RENTAL</b>	\$3.32	3,487,698,245	11,585,508	4,163
Tier 1 - up to \$1,300,000	\$2.95	3,055,163,105	9,012,731	3,600
Tier 2 - \$1,300,001 - \$3,000,000	\$5.00	315,363,390	1,576,817	510
Tier 3 - more than \$3,000,000	\$8.50	117,171,750	995,960	53
<b>APARTMENT</b>	\$3.50	720,171,325	2,520,600	684
<b>COMMERCIALIZED RESIDENTIAL</b>	\$3.54	315,851,925	1,117,435	149
Tier 1 - up to \$1,000,000	\$2.00	143,834,100	287,668	19
Tier 2 - \$1,000,001 - \$3,000,000	\$3.00	127,201,700	381,605	109
Tier 3 - more than \$3,000,000	\$10.00	44,816,125	448,161	21

Source: Selected Real Property Statistics (SRPS) • FY 2025–26 • [www.mauriptool.org](http://www.mauriptool.org) **Total** \$28.6 billion

# Miscellaneous Property Classes

CLASSIFICATION	FY 2026 FINAL RATES	FY 2026 CERTIFIED VALUE	FY 2026 FINAL REVENUE	FY 2026 CLASS COUNT**
COMMERCIAL	\$6.05	2,722,903,800	16,473,568	2,004
INDUSTRIAL	\$7.05	2,425,696,900	17,101,163	807
AGRICULTURAL	\$5.74	2,025,402,205	11,625,809	5,489
CONSERVATION	\$6.43	343,329,550	2,207,609	1,088

**Total** \$7.4 billion

Source: Selected Real Property Statistics (SRPS) • FY 2025–26 • [www.mauriptool.org](http://www.mauriptool.org)

## “Class Count” = # of Parcels — What is a Parcel?

A “parcel” is a distinct tax map key (TMK) / assessed property record used for assessment and taxation.

- An NOO, OO, or LTR parcel can have two or more dwellings.
- All TVR-STRH parcels have just one condo—one dwelling.???
- Hotel parcels include many financial CPR'd shares of a hotel's ownership, not tied to separate land ownership. There are only about 30 genuine hotels in the county, but over 500 parcels.
- An apartment parcel contains an unspecified # of dwellings, but at least 5 dwellings minimum, no maximum, and all units must be rented long term.

## Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units

[www.mauirptool.org](http://www.mauirptool.org)

## Scenario 2: Changing Rates In TVR-STRH Class

[www.mauirptool.org](http://www.mauirptool.org)

## Nominal vs Effective Tax Rate

Example: Tier 2 nominal rate = 8.60 per \$1,000 (0.86%). Effective rate is lower because Tier 1 rate applies to the first \$1M of value.

Parcel value: \$3,000,000

Tier 1 tax:  $5.87 \times 1,000 = \$5,870$

Tier 2 tax:  $8.60 \times 2,000 = \$17,200$

Total tax = \$23,070

Effective tax rate =  $\$23,070 / \$3,000,000 = 0.77\%$  (not 0.86%)

## Nominal vs Effective Tax Rate

Example: Tier 3 nominal rate = 22.00 per \$1,000 (2.2%). Effective rate is lower because lower tiers apply to the first \$3M of value.

Parcel value: \$4,000,000

Tier 1 tax:  $5.87 \times 1,000 = \$5,870$

Tier 2 tax:  $8.60 \times 2,000 = \$17,200$

Tier 3 tax:  $22.00 \times 1,000 = \$22,000$

Total tax = \$67,070

Effective tax rate =  $\$67,070 / \$4,000,000 = 1.68\%$  (not 2.2%)

## RPT Revenue Estimator Tool

New assessed value data will be uploaded as soon as RPAD releases it.

This is a tool for you. It is a work in progress, and we welcome your feedback.

Mahalo for listening.

Please direct questions or comments to:

[michaelwilliams@pueofarm.com](mailto:michaelwilliams@pueofarm.com)

**Live Demo Scenario 1 and 2 Slides for Reference**

# Live Demo Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units

Save Scenario

Load Scenario

Export to PDF

## Policy Editor & Revenue Forecaster

Adjust tax rates and tiers to forecast revenue based on 2025 property data.

Restore Actual 2026 Rates

### AGRICULTURAL

Edit Tiers and Rates

Flat Rate \$ 5.74 per \$1k

### APARTMENT

Edit Tiers and Rates

Flat Rate \$ 3.5 per \$1k

### COMMERCIAL

Edit Tiers and Rates

Flat Rate \$ 6.05 per \$1k

### COMMERCIALIZED RESIDENTIAL

Edit Tiers and Rates

Tier 1 (up to \$1,000,000) \$ 2 per \$1k

Tier 2 (\$1,000,001 to \$3,000,000) \$ 3 per \$1k

Tier 3 (over \$3,000,000) \$ 10 per \$1k

### CONSERVATION

Edit Tiers and Rates

Flat Rate \$ 6.43 per \$1k

### HOTEL / RESORT

Edit Tiers and Rates

Flat Rate \$ 11.8 per \$1k

### INDUSTRIAL

Edit Tiers and Rates

Flat Rate \$ 7.05 per \$1k

### LONG TERM RENTAL

Edit Tiers and Rates

Tier 1 (up to \$1,300,000) \$ 2.95 per \$1k

Tier 2 (\$1,300,001 to \$3,000,000) \$ 5 per \$1k

Tier 3 (over \$3,000,000) \$ 8.5 per \$1k

### NON-OWNER-OCCUPIED

Edit Tiers and Rates

Tier 1 (up to \$1,000,000) \$ 5.87 per \$1k

Tier 2 (\$1,000,001 to \$3,000,000) \$ 8.6 per \$1k

Tier 3 (over \$3,000,000) \$ 17 per \$1k

### OWNER-OCCUPIED

Edit Tiers and Rates

Tier 1 (up to \$1,300,000) \$ 1.65 per \$1k

Tier 2 (\$1,300,001 to \$4,500,000) \$ 1.8 per \$1k

Tier 3 (over \$4,500,000) \$ 5.75 per \$1k

### TIME SHARE

Edit Tiers and Rates

Flat Rate \$ 14.7 per \$1k

### TVR-STRH

Edit Tiers and Rates

Tier 1 (up to \$1,000,000) \$ 12.5 per \$1k

Tier 2 (\$1,000,001 to \$3,000,000) \$ 14 per \$1k

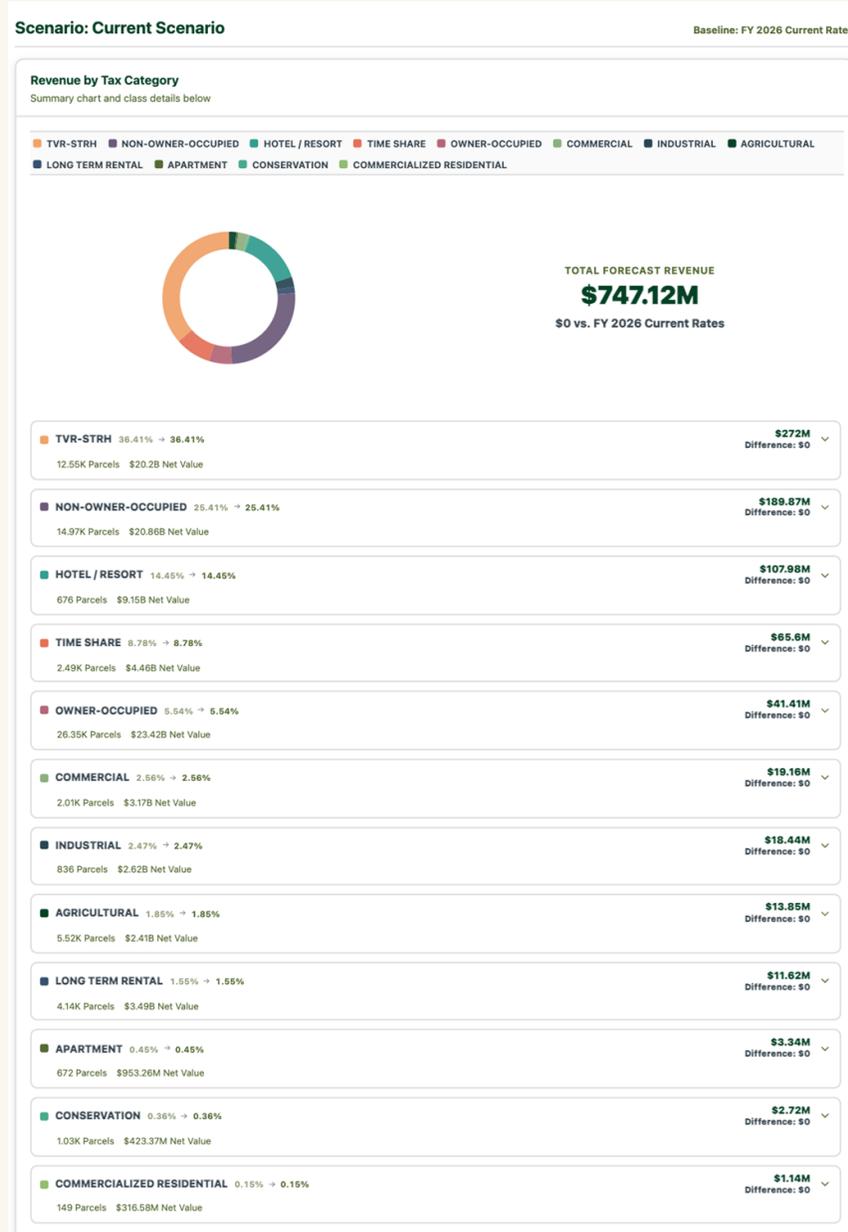
Tier 3 (over \$3,000,000) \$ 15.55 per \$1k

Scenario Name

Current Scenario

Calculate Revenue

# Live Demo Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units



# Live Demo Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units

## NON-OWNER-OCCUPIED

Edit Tiers and Rates

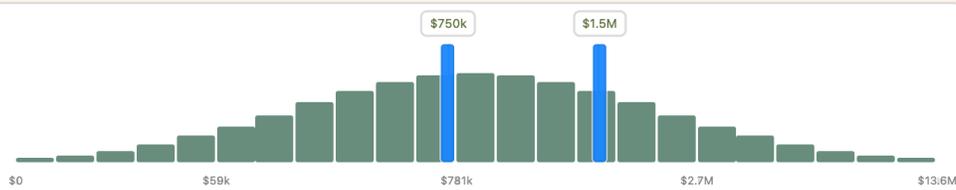
Tier 1 (up to \$1,000,000)	\$ 5.87	per \$1k
Tier 2 (\$1,000,001 to \$3,000,000)	\$ 8.6	per \$1k
Tier 3 (over \$3,000,000)	\$ 17	per \$1k

## Edit Tiers and Rates for NON-OWNER-OCCUPIED



Median: \$865,400 Mean: \$1,400,227 Parcels: 14971

Value Distribution & Tier Thresholds Drag handles to adjust thresholds. Counts update after release.



Tier 1: 6,507 Tier 2: 4,936 Tier 3: 3,528

Tier 1 (up to 750000 )	\$ 5.87	per \$1k	✗
Tier 2 (\$750,001 to 1500000 )	\$ 8.6	per \$1k	✗
Tier 3 (over \$1,500,000)	\$ 17	per \$1k	✗

Add Tier

Done



## NON-OWNER-OCCUPIED

Edit Tiers and Rates

## OWNER-OCCUPIED

Edit Tier

## Edit Tiers and Rates for NON-OWNER-OCCUPIED



Median: \$865,400 Mean: \$1,400,227 Parcels: 14971

Value Distribution & Tier Thresholds

Drag handles to adjust thresholds. Counts update after release.



Tier 1: 8,642 Tier 2: 5,025 Tier 3: 1,304 FY26 Tier 1: 8,602 FY26 Tier 2: 4,958 FY26 Tier 3: 1,221

Tier 1 (up to 1000000 )	\$ 5.87	per \$1k	✗
Tier 2 (\$1,000,001 to 3000000 )	\$ 8.6	per \$1k	✗
Tier 3 (over \$3,000,000)	\$ 17	per \$1k	✗

Add Tier

Done

TOTAL FORECAST REVENUE

\$747.12M

# Live Demo Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units

## NON-OWNER-OCCUPIED

Edit Tiers and Rates

Tier 1 (up to \$750,000)	\$ 5.87	per \$1k
Tier 2 (\$750,001 to \$1,500,000)	\$ 8.6	per \$1k
Tier 3 (over \$1,500,000)	\$ 17	per \$1k

## OWNER-OCCUPIED

Edit Tiers and Rates

Tier 1 (up to \$1,300,000)	\$ 1.65	per \$1k
Tier 2 (\$1,300,001 to \$4,500,000)	\$ 1.8	per \$1k
Tier 3 (over \$4,500,000)	\$ 5.75	per \$1k

## TIME SHARE

Edit Tiers and Rates

Flat Rate	\$ 14.7	per \$1k
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## TVR-STRH

Edit Tiers and Rates

Tier 1 (up to \$1,000,000)	\$ 12.5	per \$1k
Tier 2 (\$1,000,001 to \$3,000,000)	\$ 14	per \$1k
Tier 3 (over \$3,000,000)	\$ 15.55	per \$1k

Scenario Name

Current Scenario

Recalculate Revenue



Scenario: Current Scenario

Baseline: FY 2026 Current Rates

## Revenue by Tax Category

Summary chart and class details below

■ TVR-STRH 
 ■ NON-OWNER-OCCUPIED 
 ■ HOTEL / RESORT 
 ■ TIME SHARE 
 ■ OWNER-OCCUPIED 
 ■ COMMERCIAL 
 ■ INDUSTRIAL 
 ■ AGRICULTURAL 
 ■ LONG TERM RENTAL 
 ■ APARTMENT 
 ■ CONSERVATION 
 ■ COMMERCIALIZED RESIDENTIAL

## Revenue by Tax Category

Summary chart and class details below

■ TVR-STRH 
 ■ NON-OWNER-OCCUPIED 
 ■ HOTEL / RESORT 
 ■ TIME SHARE 
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 ■ COMMERCIAL 
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 ■ CONSERVATION 
 ■ COMMERCIALIZED RESIDENTIAL



TOTAL FORECAST REVENUE  
**\$779.14M**  
 +\$32.02M vs. FY 2026 Current Rates

<b>TVR-STRH</b> 36.41% → 34.91%	<b>\$272M</b>	Difference: \$0
12,55K Parcels \$20.2B Net Value		
<b>NON-OWNER-OCCUPIED</b> 25.41% → 28.48%	<b>\$221.89M</b>	Difference: +\$32.02M
14,97K Parcels \$20.86B Net Value		
<b>HOTEL / RESORT</b> 14.45% → 13.86%	<b>\$107.98M</b>	Difference: \$0
676 Parcels \$9.15B Net Value		
<b>TIME SHARE</b> 8.78% → 8.42%	<b>\$65.6M</b>	Difference: \$0
2,49K Parcels \$4.46B Net Value		
<b>OWNER-OCCUPIED</b> 5.54% → 5.32%	<b>\$41.41M</b>	Difference: \$0
26,35K Parcels \$23.42B Net Value		
<b>COMMERCIAL</b> 2.56% → 2.46%	<b>\$19.16M</b>	Difference: \$0
2,01K Parcels \$3.17B Net Value		
<b>INDUSTRIAL</b> 2.47% → 2.37%	<b>\$18.44M</b>	Difference: \$0
836 Parcels \$2.62B Net Value		
<b>AGRICULTURAL</b> 1.85% → 1.78%	<b>\$13.85M</b>	Difference: \$0
5,52K Parcels \$2.41B Net Value		
<b>LONG TERM RENTAL</b> 1.55% → 1.49%	<b>\$11.62M</b>	Difference: \$0
4,14K Parcels \$3.49B Net Value		
<b>APARTMENT</b> 0.45% → 0.43%	<b>\$3.34M</b>	Difference: \$0
672 Parcels \$953.26M Net Value		
<b>CONSERVATION</b> 0.36% → 0.35%	<b>\$2.72M</b>	Difference: \$0
1,03K Parcels \$423.37M Net Value		
<b>COMMERCIALIZED RESIDENTIAL</b> 0.15% → 0.15%	<b>\$1.14M</b>	Difference: \$0
149 Parcels \$316.58M Net Value		

# Live Demo Scenario 1: Changing Tier Thresholds in Non-Owner Occupied Units

Scenario: Current Scenario

Baseline: FY 2026 Current Rates

## Revenue by Tax Category

Summary chart and class details below

- TVR-STRH
- NON-OWNER-OCCUPIED
- HOTEL / RESORT
- TIME SHARE
- OWNER-OCCUPIED
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- LONG TERM RENTAL
- APARTMENT
- CONSERVATION
- COMMERCIALIZED RESIDENTIAL



TOTAL FORECAST REVENUE  
**\$779.14M**  
 +\$32.02M vs. FY 2026 Current Rates

**TVR-STRH** 36.41% → 34.91% **\$272M**  
Difference: \$0

12.55K Parcels \$20.2B Net Value

**NON-OWNER-OCCUPIED** 25.41% → 28.48% **\$221.89M**  
Difference: +\$32.02M

14.97K Parcels \$20.86B Net Value

FY 2026 CURRENT RATES					CURRENT SCENARIO				
Tier	Rate	Parcels	Valuation	Revenue	Tier	Rate	Parcels	Valuation	Revenue
Tier 1 ≤ \$1M	\$5.87	8.64K	\$10.61B	\$62.25M	Tier 1 ≤ \$750K	\$5.87	6.51K	\$8.77B	\$51.46M
Tier 2 \$1M – \$3M	\$8.60	5.03K	\$5.57B	\$47.89M	Tier 2 \$750K – \$1.5M	\$8.60	4.94K	\$4.19B	\$36.05M
Tier 3 > \$3M	\$17.00	1.3K	\$4.69B	\$79.73M	Tier 3 > \$1.5M	\$17.00	3.53K	\$7.9B	\$134.38M
<b>Total</b>		<b>14.97K</b>	<b>\$20.86B</b>	<b>\$189.87M</b>	<b>Total</b>		<b>14.97K</b>	<b>\$20.86B</b>	<b>\$221.89M</b>

**HOTEL / RESORT** 14.45% → 13.86% **\$107.98M**  
Difference: \$0

676 Parcels \$9.15B Net Value



www.mauriptool.org says

Name this scenario:

**Load Scenario**

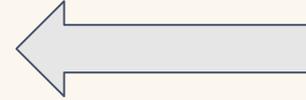
**3/3 Presentation Scenario 1 (NOO Tier Change)**  
 Saved 2/27/2026, 10:33:13 AM

# Exporting Scenario to PDF

 Save Scenario

 Load Scenario

 Export to PDF



## Export Revenue Projection

Close

### Model Name

3/3 Presentation Scenario 1 (NOO Tier Change)

Cancel

Export PDF

# Exported PDF of Scenario 1

Category	2026	2027	2028	2029	2030
AGRICULTURAL					
APARTMENT					
COMMERCIAL					
COMMERCIALIZED RESIDENTIAL					
CONSERVATION					
INDUSTRIAL					
LONG TERM RENTAL					
NON-OWNER-OCCUPIED					
OWNER-OCCUPIED					
RESORT					
TIME SHARE					
TVR-STRH					

2/27/26, 10:36 AM

Revenue Projection — 3/3 Presentation Scenario 1 (NOO Tier Change)

## Revenue Projection

Model: 3/3 Presentation Scenario 1 (NOO Tier Change) - Generated 2/27/2026, 10:36:35 AM

Compared to FY 2026 Baseline

<b>TOTAL FORECAST REVENUE</b> <b>\$779,137,642</b>	<b>TOTAL FORECAST VALUE (GROSS)</b> <b>\$92,313,062,300</b>	<b>TOTAL FORECAST VALUE (NET)</b> <b>\$91,471,058,430</b>	<b>APEAL VALUE (TOTAL)</b> <b>\$842,003,870</b>
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### Revenue by Tax Category

Share of total net forecast revenue by class



<b>TVR-STRH</b> <b>\$271,997,267</b> 34.9%	<b>NON-OWNER-OCCUPIED</b> <b>\$221,889,809</b> 28.5%
<b>HOTEL / RESORT</b> <b>\$107,976,708</b> 13.9%	<b>TIME SHARE</b> <b>\$65,601,963</b> 8.4%
<b>OWNER-OCCUPIED</b> <b>\$41,412,715</b> 5.3%	<b>COMMERCIAL</b> <b>\$19,157,556</b> 2.5%
<b>INDUSTRIAL</b> <b>\$18,440,438</b> 2.4%	<b>AGRICULTURAL</b> <b>\$13,850,547</b> 1.8%
<b>LONG TERM RENTAL</b> <b>\$11,616,687</b> 1.5%	<b>APARTMENT</b> <b>\$3,336,410</b> 0.4%
<b>CONSERVATION</b> <b>\$2,722,268</b> 0.3%	<b>COMMERCIALIZED RESIDENTIAL</b> <b>\$1,135,274</b> 0.1%

# NOO Scenario 1 (Tier Threshold Change Only) Summary

## Revenue by Tax Category

Summary chart and class details below

- TVR-STRH
- NON-OWNER-OCCUPIED
- HOTEL / RESORT
- TIME SHARE
- OWNER-OCCUPIED
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- LONG TERM RENTAL
- APARTMENT
- CONSERVATION
- COMMERCIALIZED RESIDENTIAL



TOTAL FORECAST REVENUE

**\$779.14M**

**+\$32.02M vs. FY 2026 Current Rates**

■ **TVR-STRH** 36.41% → 34.91%

12.55K Parcels \$20.2B Net Value

**\$272M**  
Difference: \$0

■ **NON-OWNER-OCCUPIED** 25.41% → 28.48%

14.97K Parcels \$20.86B Net Value

**\$221.89M**  
Difference: **+\$32.02M**

FY 2026 CURRENT RATES					CURRENT SCENARIO				
Tier	Rate	Parcels	Valuation	Revenue	Tier	Rate	Parcels	Valuation	Revenue
<b>Tier 1</b> ≤ \$1M	\$5.87	8.64K	\$10.61B	\$62.25M	<b>Tier 1</b> ≤ \$750K	\$5.87	6.51K	\$8.77B	\$51.46M
<b>Tier 2</b> \$1M – \$3M	\$8.60	5.03K	\$5.57B	\$47.89M	<b>Tier 2</b> \$750K – \$1.5M	\$8.60	4.94K	\$4.19B	\$36.05M
<b>Tier 3</b> > \$3M	\$17.00	1.3K	\$4.69B	\$79.73M	<b>Tier 3</b> > \$1.5M	\$17.00	3.53K	\$7.9B	\$134.38M
<b>Total</b>		<b>14.97K</b>	<b>\$20.86B</b>	<b>\$189.87M</b>	<b>Total</b>		<b>14.97K</b>	<b>\$20.86B</b>	<b>\$221.89M</b>

# Live Demo Scenario 2: Rate Changes in TVR-STRH Class

## Policy Editor & Revenue Forecaster

Adjust tax rates and tiers to forecast revenue based on 2025 property data.

Restore Actual 2026 Rates ←

### AGRICULTURAL

Edit Tiers and Rates

Flat Rate

\$ 5.74 per \$1k

### APARTMENT

Edit Tiers and Rates

Flat Rate

\$ 3.5 per \$1k

### COMMERCIAL

Edit Tiers and Rates

Flat Rate

\$ 6.05 per \$1k

### COMMERCIALIZED RESIDENTIAL

Edit Tiers and Rates

Tier 1 (up to \$1,000,000)

\$ 2 per \$1k

Tier 2 (\$1,000,001 to \$3,000,000)

\$ 3 per \$1k

Tier 3 (over \$3,000,000)

\$ 10 per \$1k

### CONSERVATION

Edit Tiers and Rates

Flat Rate

\$ 6.43 per \$1k

### HOTEL / RESORT

Edit Tiers and Rates

Flat Rate

\$ 11.8 per \$1k

### INDUSTRIAL

Edit Tiers and Rates

Flat Rate

\$ 7.05 per \$1k

### LONG TERM RENTAL

Edit Tiers and Rates

Tier 1 (up to \$1,300,000)

\$ 2.95 per \$1k

Tier 2 (\$1,300,001 to \$3,000,000)

\$ 5 per \$1k

Tier 3 (over \$3,000,000)

\$ 8.5 per \$1k

# Live Demo Scenario 2: Rate Changes in TVR-STRH Class

## Edit Tiers and Rates for TVR-STRH



Median: \$1,119,600 Mean: \$1,621,856 Parcels: 12551

### Value Distribution & Tier Thresholds

Drag handles to adjust thresholds. Counts update after release.



Tier 1: 5,330 Tier 2: 5,942 Tier 3: 1,279 FY26 Tier 1: 5,321 FY26 Tier 2: 5,933 FY26 Tier 3: 1,246

Tier 1 (up to  )

\$  per \$1k

Tier 2 (\$1,000,001 to  )

\$  per \$1k

Tier 3 (over \$3,000,000)

\$  per \$1k

Add Tier

Done

## Edit Tiers and Rates for TVR-STRH



Median: \$1,119,600 Mean: \$1,621,856 Parcels: 12551

### Value Distribution & Tier Thresholds

Drag handles to adjust thresholds. Counts update after release.



Tier 1: 5,330 Tier 2: 5,942 Tier 3: 1,279 FY26 Tier 1: 5,321 FY26 Tier 2: 5,933 FY26 Tier 3: 1,246

Tier 1 (up to  )

\$  per \$1k

Tier 2 (\$1,000,001 to  )

\$  per \$1k

Tier 3 (over \$3,000,000)

\$  per \$1k

Add Tier

Done

### TIME SHARE

Edit Tiers and Rates

Flat Rate \$  per \$1k

### TVR-STRH

Edit Tiers and Rates

Tier 1 (up to \$1,000,000) \$  per \$1k

Tier 2 (\$1,000,001 to \$3,000,000) \$  per \$1k

Tier 3 (over \$3,000,000) \$  per \$1k

Scenario Name

3/3 Presentation Scena

Calculate Revenue

# Live Demo Scenario 2: Rate Changes in TVR-STRH Class

Scenario Name

3/3 Presentation Scena

Calculate Revenue

## Scenario: 3/3 Presentation Scenario 2 (Rate Changes in TVR-STRH)

Baseline: FY 2026 Current Rates

### Revenue by Tax Category

Summary chart and class details below

- TVR-STRH
- NON-OWNER-OCCUPIED
- HOTEL / RESORT
- TIME SHARE
- OWNER-OCCUPIED
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- LONG TERM RENTAL
- APARTMENT
- CONSERVATION
- COMMERCIALIZED RESIDENTIAL



TOTAL FORECAST REVENUE  
**\$774.52M**  
 +\$27.41M vs. FY 2026 Current Rates

■ **TVR-STRH** 36.41% → 38.66%

12.55K Parcels \$20.2B Net Value

**\$299.4M**  
 Difference: +\$27.41M ^

FY 2026 CURRENT RATES					CURRENT SCENARIO				
Tier	Rate	Parcels	Valuation	Revenue	Tier	Rate	Parcels	Valuation	Revenue
<b>Tier 1</b> ≤ \$1M	\$12.50	5.32K	\$11.01B	\$137.59M	<b>Tier 1</b> ≤ \$1M	\$12.50	5.33K	\$11.01B	\$137.59M
<b>Tier 2</b> \$1M – \$3M	\$14.00	5.93K	\$5.51B	\$77.15M	<b>Tier 2</b> \$1M – \$3M	\$16.00	5.94K	\$5.51B	\$88.18M
<b>Tier 3</b> > \$3M	\$15.55	1.25K	\$3.68B	\$57.25M	<b>Tier 3</b> > \$3M	\$20.00	1.28K	\$3.68B	\$73.64M
<b>Total</b>		<b>12.5K</b>	<b>\$20.2B</b>	<b>\$272M</b>	<b>Total</b>		<b>12.55K</b>	<b>\$20.2B</b>	<b>\$299.4M</b>

## RPTR Committee

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**From:** Sadie Green <sadie@mauitomorrow.org>  
**Sent:** Monday, March 2, 2026 12:00 PM  
**To:** RPTR Committee  
**Cc:** Kirsten E. Szabo; Michael Williams  
**Subject:** Michael Williams Presentation – Special Committee for Real Property Tax Reform (Feb. 3, 2026)  
**Attachments:** Maui\_RPT\_Tool\_Council\_Briefing\_Mar3\_2026.pptx

You don't often get email from sadie@mauitomorrow.org. [Learn why this is important](#)

Aloha Kākou,

Please find attached Michael Williams's PowerPoint presentation for his scheduled presentation before the Special Committee for Real Property Tax Reform on Tuesday, February 3, 2026, at 1:30 p.m.

Mahalo,

Sadie Green (she/her)  
Environmental Planner  
Maui Tomorrow Foundation  
[www.mauitomorrow.org](http://www.mauitomorrow.org)