

LU Committee

From: dan <dan_craig@msn.com>
Sent: Thursday, February 15, 2018 8:49 PM
To: LU Committee
Cc: dan
Subject: Comments & Info regarding the Proposed Legislation for Short Term Rental Application

Aloha Land Use Committee,

I want to thank you for taking the time to read my email below regarding the upcoming proposal for the 5 year time period needed to own a home to get a Short Term Rental Permit.

I understand there is a crucial vote coming up regarding Short Term rental laws this Tuesday addressing the amount of time you must own the home before you can apply for a Short Term rental. We are in the process of applying for a permit and we feel it would not be fair to take away our current right to apply for this permit ... we made our purchase only after understanding the requirements necessary to obtain this Short Term permit and how we could rent the home. I understand we are a part of a small group of applicants currently affected by this proposal at this juncture and that have spent a great deal of time becoming compliant and we are also aware of the amount of people that will continue to operate illegally regardless of the vote. We very much want to complete our Short Term Rental Licensing process within the existing rules. Having this legal opportunity to comply is very important to us and we feel there are many other factors other than the amount of time you own your home that could affectively regulate the permitting process of Short Term Rentals.

We are permanent residents of Maui and we have never previously operated a short term rental and intend to abide by all laws with our rental home. The home is a higher end home with a value of \$800,000+ and we have struggled to get long term renters and find ourselves with periods of time where the home is not rented. So far, we have signed renters who are only willing to sign for 6 months at the most. This has created vacancy for months in-between renters before another 6 month renter commits. We have had a higher volume of renters requesting 3 months or less, but cannot rent to them as everything under 6 months is considered Short Term rental. There is only a small amount of local residents that have shown interested for long term rental of our property, for whatever reason. When we have had local Maui resident interest, the bulk of them are transitional and usually for less than 6 months (which we currently cannot do without a Short Term license). This license to us means we can provide short term rental opportunities with a wider range of rental options for everyone involved.

While we completely appreciate the need for regulation on Short Term Licensing and protecting inventory for local residence; we believe there is a deeper conversation that allows for this to happen in a way that keeps the door open for responsible Short Term Rental License applicants who are willing to abide by the current rules in place now. If for some reason you do decide to move forward with this proposed legislation, we might suggest you consider a grandfather clause for homes purchase before May 1, 2018 or some reasonable date in the future! This allows newly purchased homes, current applicants or applicants ready for submittal, to work under the existing rules and complete the process in compliance with the rules they were given. This also allows future applicants to make informed decisions when purchasing homes or considering Short Term Rental based on any new legislation. At the very least, we hope you will recognize those of us that are following current rules, processes and regulations in preparation for the opportunity to have our Short Term Rental request be recognized and hopefully approved.

Mahalo for your time and feel free to reach out to us for further discussion.

Dan & Kelly Craig
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