



KA HO‘OLAHA HĀLĀWAI NO KA LEHULEHU **PUBLIC MEETING NOTICE**

Ka Luna Ho‘omalu Kōmike
Committee Chair
Alice L. Lee

KA ‘AHA O KE KALANA O MAUI

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/RPTR

Ka Hope Luna Ho‘omalu Kōmike
Committee Vice-Chair
Keani N.W. Rawlins-
Fernandez

Nā lālā e koho:
Voting Members:
Gabe Johnson
Yuki Lei K. Sugimura

Nā lālā e koho ‘ole:
Non-Voting Members:
Tom Cook
Tamara Paltin
Shane M. Sinenci
Nohelani U‘u-Hodgins

KŌMIKE KŪIKAWĀ NO KA HO‘OPONOPONO ‘AUHAU WAIWAI PA‘A SPECIAL COMMITTEE ON REAL PROPERTY TAX REFORM

Pō‘alua, Kēkēmapa 9, 2025
Tuesday, December 9, 2025

1:30 p.m.

KE KAHUA HĀLĀWAI:
Ma ka pūnaeweale ma Teams:
<http://tinyurl.com/RPTR-SpecialCommittee>

MEETING SITE:
Online via Teams: <http://tinyurl.com/RPTR-SpecialCommittee>

Hiki ke ha‘i mana‘o i kou wahi pono‘ī ma ka pūnaeweale ma ka loulou Teams like.

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

Ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana: Ke Ke‘ena ‘Aha,
Ka Hale ‘o Kalana o Maui, Ka Papahale 8, 200 Ke Alanui ‘o South High,
Wailuku, Hawai‘i

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

NUI A‘E →
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KA PAPA KUMUMANA'O

A G E N D A

PILA 146 (2025), NO NĀ LĀ PALENA PAU O KA PALAPALA NOI NO KE KUMUPA'A HALE I HO'OKU'U 'IA (RPTR-11)

BILL 146 (2025), ON PRINCIPAL HOME EXEMPTION APPLICATION DEADLINES (RPTR-11)

Ka Wehewehena: Ua loa'a maila nā mea o lalo i Ke Kōmike:

- 1) Ka Pila 146 (2025), i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA 'ĀPANA 3.48.410, KA PAPA KĀNĀWAI O KE KALANA O MAUI, NO NĀ LĀ PALENA PAU O KA PALAPALA NOI NO KE KUMUPA'A HALE I HO'OKU'U 'IA." 'O ko ka Pila 146 kumu, 'o ia ke koi 'ana i ka ho'oku'u 'ia 'ana o ka 'auhau no ka waiwai pa'a i kū'ai a i noho 'ia mai ma ke 'ano he kumupa'a hale ma o ka 'Āpana 3.48.450, Ka Papa Kānāwai o ke Kalana Maui, e 'ae 'ia mai ka lā uku 'auhau a'e inā e waiho i kekahi koi pohō no ka ho'oku'u 'ia 'ana ma mua o Kēkēmapa 31 no ka hapalua mua o ka uku a i 'ole ma mua o lūne 30 no ka hapalua lua o ka uku; a me
- 2) He Palapala Hō'ulu'ulu Ho'ololi, i ho'opa'a 'ia i 'Okakopa 31, 2025, mai ka Luna Ho'omalū Kōmike, me kekahi 'ano CD1 o ka Pila 146 (2025) i hāpai 'ia, i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, PILI I KA HO'OKU'U 'IA 'ANA O KA HALE MAI KA 'AUHAU WAIWAI PA'A MAI." 'O kēia 'ano CD1 i hāpai 'ia, he mea ia e:
 - a) E kāpae i ka 'ōlelo ho'ākāka e koi ana i ka ho'oku'u 'ia 'ana o ka 'auhau no ka waiwai pa'a i kū'ai a i noho 'ia mai ma ke 'ano he kumupa'a hale ma o ka 'Āpana Papa Kānāwai 3.48.450, e 'ae 'ia mai ka lā uku 'auhau a'e;
 - b) E 'ae aku i ke kanaka nāna i loa'a a e noho nei i kekahi 'āpana hale 'oihana i kūkulu hou 'ia ma o 'Āpana Kānāwai 2.96.060 a i 'ole he waiwai pa'a i ho'onoho 'ia ma ke 'ano he hale ho'olimalima pōkole a i 'ole TVR-STRH ma loko nā makahiki 'elima i hala aku nei, ka mana ho'okō e noi aku i ka ho'ololi 'ana i ka ho'oku'u 'ia 'ana o ka 'auhau waiwai pa'a no ke kōwā manawa e pili ana i ka ho'oku'u 'ia 'ana o ka hale; a
 - c) E ho'okomo pū i nā 'ōlelo ho'ololi kiko'i.
- 3) He Palapala Hō'ulu'ulu Ho'ololi, i ho'opa'a 'ia i 'Okakopa 31, 2025, mai ka Luna Ho'omalū Kōmike, me kekahi 'ano CD1 o ka Pila 146 (2025) i hāpai 'ia, i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, PILI I KA HO'OKU'U 'IA 'ANA O KA HALE MAI KA 'AUHAU WAIWAI PA'A MAI." 'O kēia 'ano CD1 i hāpai 'ia, he mea ia e:
 - a) Koi i Luna Waiwai, ma hope o ka 'āpono 'ana i ke noi ho'oku'u 'auhau ma lalo o ka 'āpana 3.48.450(C)(3), e ho'ouku aku i kākī kūikawā nāna ka pākēneka 'auhau noho mea hale ma ke 'ano o ka wā e koe mai ana mai ka lā kū'ai mai a hiki i ka pau 'ana o ka makahiki pili waiwai;

- b) 'Ae i ka po'e uku 'auhau he 30 mau lā e ho'opi'i i ke koina e ho'ihō'i i ke kālā no ke noi ho'oku'u 'auhau ma lalo o ka 'āpana 3.48.450(C)(3);
- c) 'Ae i ka po'e i loa'a ka hale a i noho i laila i ka waiwai pa'a i ho'okumu kā'ei 'ia he hale ho'olimalima malihini kūikawā i loko o nā makahiki 'elima i hala aku nei, e kū i ka pono no ka ho'oku'u 'auhau ma lalo o ka 'āpana 3.48.450(C)(3); a e
- d) Ho'okomo iho i nā ho'ololi 'ōnaehana a li'ili'i.

Description: *The Committee is in receipt of the following:*

- 1) *Bill 146 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 3.48.410, MAUI COUNTY CODE, ON THE PRINCIPAL HOME EXEMPTION'S APPLICATION DEADLINES." Bill 146's purpose is to require the tax exemption granted for real property owned and occupied only as a principal home under Section 3.48.450, Maui County Code, be allowed from the next tax payment date if a claim for the exemption is filed by December 31 for the first-half payment or by June 30 for the second-half payment; and*
- 2) *An Amendment Summary Form, dated October 31, 2025, from the Committee Chair, with a proposed CD1 version of Bill 146 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION FROM REAL PROPERTY TAX." The proposed CD1 version:*
 - a) *Removes the provision requiring the tax exemption granted for real property owned and occupied only as a principal home under Code Section 3.48.450 to be allowed from the next tax payment date;*
 - b) *Allows individuals who acquire and occupy either a newly constructed residential workforce housing unit under Code Section 2.96.060 or real property classified as short-term rental or TVR-STRH within the past five years, the ability to apply for an interim real property tax adjustment relating to the home exemption; and*
 - c) *Incorporates technical and nonsubstantive revisions.*
- 3) *An Amendment Summary Form, dated November 24, 2025, from the Committee Chair, with a proposed CD1 version of Bill 146 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION FROM REAL PROPERTY TAX." The proposed CD1 version:*
 - a) *Requires the Director of Finance, after approving a home exemption under subsection 3.48.450(C)(3), to issue an interim tax bill that applies the owner-occupied tax rate on a pro-rated basis from the date of sale through the end of the fiscal year;*
 - b) *Allows taxpayers 30 days to appeal a disallowance of the home exemption under subsection 3.48.450(C)(3);*
 - c) *Allows individuals who acquire and occupy real property that was classified as short-term rental or TVR-STRH within the past five years, to qualify for the home exemption under subsection 3.48.450(C)(3); and*
 - d) *Incorporates technical and nonsubstantive revisions.*

Ke Kūlana: E no'ono'o paha Ke Kōmike i ka 'āpono 'ana i ka Pila 146 (2025) i ka heluhelu mua 'ana, me ka ho'ololi a ho'ololi 'ole paha. E no'ono'o paha Ke Kōmike i ka waiho 'ana i ka Pila 146 (2025) a me nā hana like.

Status: *The Committee may consider whether to recommend passage of Bill 146 (2025) on first reading, with or without revisions. The Committee may also consider the filing of Bill 146 (2025) and other related action.*

PILA 142 (2025), NO KA HO'OKU'U 'IA 'ANA O KA HALE ME KA HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A (RPTR-7)

BILL 142 (2025), ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX (RPTR-7)

Ka Wehewehena: Ua loa'a maila nā mea o lalo i Ke Kōmike:

- 1) Ua loa'a maila ka Pila 142 (2025) i Ke Kōmike, i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, NO KA HO'OKU'U 'IA 'ANA O KA HALE ME KA HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A." Eia nō nā kumu o ka Pila 142:
 - a) E kōkua i nā mea uku 'auhau i ko lākou mālama 'ana i ke kuleana uku pohō no Ka 'Auhau Waiwai Pa'a ma o ka ho'onohonoho hou 'ana i nā lā palena pau o ka waiho 'ana no ka Ho'oku'u 'ia 'ana o ka Hale a me ka Ho'oku'u 'ia 'ana o ka Hale Ho'olimalima Lō'ihī i mea e 'ae aku ai i nā mea koi e waiho ma ka lā a i 'ole ma mua o Kēkēmapa 31 a i 'ole lune 30 e loa'a mai ka ho'oku'u 'ana i kā lākou uku 'auhau a'e; a
 - b) E ho'onui i nā koina no ka Ho'oku'u 'ana o ka Hale no nā kākā e noho nei i Ke Kalana no ka wā lō'ihī a e kū'ai mai i ka waiwai pa'a no ka noho 'ana ma hope o ka ho'ohana 'ana i ua waiwai pa'a nei no nā hana kipa i nā makahiki i hala iho nei.
- 2) He Palapala Hō'ulu'ulu 'Ōlelo Ho'ololi, i ho'opa'a 'ia i 'Okakopa 14, 2025, mai Ka Lālā 'Aha 'o Tamara Paltin, me kekahi 'ano CD1 o ka Pila 142 (2025) i hāpai ai. 'O ke 'ano CD1 i hāpai 'ia:
 - a) I ko ka 'Āpana 1 māmala'ōlelo mua, e ho'okomo pū i nā hua 'ōlelo "qualified" ma mua o "taxpayer" no ka mōakaaka;
 - b) I ko ka 'Āpana 1 paukū lua, e ho'okomo pū i ka hua 'ōlelo i nalohia 'o "intended" ma hope o "This Ordinance is also;"
 - c) I nā 'Āpana 1 a me 3, e kuapo iā "used for transient accommodations" me "classified as short-term rental home TVR-STRH" no ka mōakāka loa; a me
 - d) Ka 'Āpana 2, e ho'ākaaka i ka ho'oponopono 'ana o nā lā palena pau no ka waiho 'ana no ka Ho'oku'u 'ia 'ana o ka Hale, e pili wale ana nō ia ke pāku'i 'ia ka "(C)(3)" i ka 'Āpana 3.48.450(C)(3), Ka Papa Kānāwai Kalana o Maui, a e ho'opololei 'ia ke ka'ina o ka "uku hapalua lua" a me ka "uku hapalua mua."

Description: *The Committee is in receipt of the following:*

- 1) *Bill 142 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX." Bill 142's purposes are to:*
 - a) *Help taxpayers manage their Real Property Tax liability by adjusting the filing deadlines for the Home Exemption and the Long-Term Rental Exemption to allow claimants who file on or before December 31 or June 30 to receive their entitled exemption on their next tax payment; and*
 - b) *Expand the qualifications for the Home Exemption to long-term County residents who have purchased real property for residential use after it had been used for transient accommodations in recent years.*
- 2) *An Amendment Summary Form, dated October 14, 2025, from Councilmember Tamara Paltin, with a proposed CD1 version of Bill 142 (2025). This proposed CD1 version:*

- a) In Section 1's first sentence, adds "qualified" before "taxpayer" for clarity;
- b) In Section 1's second paragraph, inserts the missing word "intended" after the phrase "This Ordinance is also;"
- c) In Sections 1 and 3, replaces "used for transient accommodations" with "classified as short-term rental home or TVR-STRH" for precision; and
- d) In Section 2, clarifies that the adjustment of the filing deadlines for the Home Exemption only applies when Section 3.48.450(C)(3), Maui County Code, is triggered and corrects the order of "second-half payment" and "first-half payment."

Ke Kūlana: E no'ono'o paha Ke Kōmike i ka 'āpono 'ana i ka Pila 142 (2025) i ka heluhelu mua 'ana, me ka ho'ololi a ho'ololi 'ole paha. E no'ono'o paha Ke Kōmike i ka waiho 'ana i ka Pila 142 (2025) a me nā hana like.

Status: *The Committee may consider whether to recommend passage of Bill 142 (2025) on first reading, with or without revisions. The Committee may also consider the filing of Bill 142 (2025) and other related action.*

PILA 168 (2025), E HO'OKUMU I KU'UNA MAI KA 'AUHAU WAIWAI PA'A MAI E HO'ONU I A E HO'OMAU I KE ALA E LOA'A AI KA HALE MAKEPONO (RPTR-16)

BILL 168 (2025), TO ESTABLISH A REAL PROPERTY TAX EXEMPTION TO INCREASE AND MAINTAIN ACCESS TO AFFORDABLE HOUSING (RPTR-16)

Ka Wehewehena: Ua loa'a maila nā mea o lalo i Ke Kōmike:

- 1) Pila 168 (2025) i Ke Kōmike, i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, E HO'OKUMU I KU'UNA MAI KA 'AUHAU WAIWAI PA'A MAI E HO'ONU I A E HO'OMAU I KE ALA E LOA'A AI KA HALE MAKEPONO." 'O ko ka Pila 168 mau kumu, 'oia nō:
 - a) No nā waiwai pa'a i kūpono no ka ho'oku'u 'ia 'ana o ka 'Auhau Waiwai Pa'a no ka hale a me ka hale ho'olimalima lō'ihī:
 - i) E ho'ēmi i ka waiwai i koi 'ia aku no ka waiwai pa'a no ka ho'oku'u piha 'ia o ka waiwai pa'a mai ke kumu kū'ai he \$400,000 i \$300,000; a
 - ii) E ho'ēmi i ka huina o ka ho'opākeu 'ana o ka waiwai no ka waiwai pa'a mai \$400,000 i \$300,000 i mea e loa'a ai ke ku'una no ka huina he \$100,000; a
 - b) No nā waiwai pa'a me ke kumu kū'ai ho'olimalima i ho'opākeu 'ole i 70 pākēneka o nā waiwai 'i'o kūpono i ho'okumu 'ia a i ho'oponopono 'ia i kēlā me kēia makahiki e ko 'Amelika Hui Pū 'ia Ke'ena 'Oihana Hale me Ho'omāhuahua Kiwikā, no nā makahiki 'auhau e ho'omaka ana i Iulai 1, 2026 a ma hope;
 - i) E ho'oku'u piha i ka waiwai pa'a inā 'a'ole ka waiwai o ka waiwai pa'a e ho'opākeu aku i ka huina he \$500,000; a
 - ii) E hā'awi i ke ku'una he \$100,000 inā 'a'ole ka waiwai o ka waiwai pa'a e ho'opākeu aku i ka huina he \$500,000.
- 2) He Palapala Hō'ulu'ulu Ho'ololi, i ka lā Kēkēmapa 2, 2025, mai Ka Lālā 'Aha 'o Rawlins-Fernandez, me kekahi mana CD1 i hāpai 'ia o ka Pila 168 (2025). Na ka mana CD1 i hāpai 'ia e:
 - a) Ho'ololi i ka 'Āpana 3.48.466(A), ka Papa Kānāwai o Ke Kalana o Maui, e ho'opa'a i ke Ku'una Hale Ho'olimalima Lō'ihī he \$300,000;

- b) Kāpae i ke ku'una RPT i hāpai 'ia no nā waiwai pa'a me ke kumukū'ai ho'olimalima nāna i 'oi 'ole a'e i ka 70 pākēneka o ke kumukū'ai kaulike i ho'okumu 'ia i kēlā me kēia makahiki e Ke Ke'ena 'Oihana Hale Pekelala, mai ke Kānāwai, ka Paukū 3.48.466;
- c) Pāku'i aku i Paukū Kānāwai 3.48.467 hou e ho'okumu i ku'una RPT no nā hale i noho 'ia ma ke 'ano ho'olimalima lō'ihi nāna i 'oi 'ole a'e i ke 70 pākēneka o ke kumukū'ai ho'olimalima kaulike i ho'okumu 'ia a i ho'oponopono 'ia i kēlā me kēia makahiki e Ke Ke'ena 'Oihana Hale Pekelala a ma lalo o kekahi palapala 'aelike i pūlima 'ia e ho'olimalima no nā mahina he 12 a 'oi kekahi ma hope o kekahi me ka mea noho hale ho'okahi, e like me ka lā ana, e kekahi maka'āinana me ka helu 'ole 'ia o kekahi helu wahi noho 'ē aku no nā makahiki 'auhau e ho'omaka ana a e kō ai paha i ka lulai 1, 2027, penei:
 - i) E ho'oku'u piha 'ia ka waiwai pa'a i emi ka waiwai o ka waiwai pa'a ma lalo o ka \$400,000; a i 'ole
 - ii) Inā e 'oi a'e ka waiwai o ka waiwai pa'a i ka \$400,000, e waiho 'ia ke ku'una he \$400,000; a e
- d) Ho'okomo iho i ka ho'ololi 'ōnaehana e pili ana i ka helu 'ia 'ana o nā Paukū o ka Pila.

Description: *The Committee is in receipt of the following:*

- 1) *Bill 168 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, TO ESTABLISH A REAL PROPERTY EXEMPTION TO INCREASE AND MAINTAIN ACCESS TO AFFORDABLE HOUSING." Bill 168's purposes are to:*
 - a) *For properties that qualify for a Real Property Tax Home Exemption and a Long-Term Rental Exemption:*
 - i) *Reduce the required property value for a property to be totally exempt from \$400,000 to \$300,000; and*
 - ii) *Reduce the amount a property's value must exceed from \$400,000 to \$300,000 to receive an exemption in the amount of \$100,000; and*
 - b) *For properties with rent no more than 70 percent of fair market rents as established and updated each year by the United States Department of Housing and Urban Development, for tax years beginning on or after July 1, 2026:*
 - i) *Totally exempt the property if the property's value does not exceed \$500,000; and*
 - ii) *Provide a \$100,000 exemption if the property's value exceeds \$500,000.*
- 2) *An Amendment Summary Form, dated December 2, 2025, from Councilmember Rawlins-Fernandez, with a proposed CD1 version of Bill 168 (2025). The proposed CD1 version:*
 - a) *Amends Subsection 3.48.466(A), Maui County Code, to set the Long-Term Rental Exemption at \$300,000;*
 - b) *Deletes the proposed RPT exemption for properties with rent no more than 70 percent of fair market rents as established and updated each year by the United States Department of Housing and Urban Development, from Code Section 3.48.466;*
 - c) *Adds a new proposed Code Section 3.48.467 to establish an RPT exemption for dwelling units occupied as an affordable long-term rental-with rent no more than 70 percent of fair market rents as established and updated each year by the United States Department of Housing and Urban development and under a signed contract to lease for 12 consecutive months or more to the same tenant, as of the date of assessment, by a natural person with no other place of residence-for tax years beginning on or after July 1, 2027, as follows:*

- i) *The property will be totally exempt where the value of the property is not in excess of \$400,000; or*
- ii) *If the value of the property is in excess of \$400,000, the exemption will be in the amount of \$400,000; and*
- d) *Incorporates technical revisions relating to the numbering of the bill's sections.*

Ke Kūlana: E no'ono'o paha Ke Kōmike i ka 'āpono 'ana i ka Pila 168 (2025) i ka heluhelu mua 'ana, me ka ho'ololi a ho'ololi 'ole paha. E no'ono'o paha Ke Kōmike i ka waiho 'ana i ka Pila 168 (2025) a me nā hana like.

Status: *The Committee may consider whether to recommend passage of Bill 168 (2025) on first reading, with or without revisions. The Committee may also consider the filing of Bill 168 (2025) and other related action.*

PILA 181 (2025), E HO'ONUI ANA I KA HUINA O NĀ HO'OKU'U 'AUHAU HALE A HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A (RPTR-17)

BILL 181 (2025), INCREASING THE AMOUNT OF THE HOME AND LONG-TERM RENTAL EXEMPTIONS FROM REAL PROPERTY TAX (RPTR-17)

Ka Wehewehena: Ua loa'a mai i Ke Kōmike ka Pila 181 (2025), i kapa 'ia 'o "HE PILA NO KEKAHI KĀNĀWAI KŪLOKO E HO'OLOLI ANA I KA MOKUNA 3.48, KA PAPA KĀNĀWAI O KE KALANA O MAUI, E HO'ONUI ANA I KA HUINA O NĀ HO'OKU'U 'AUHAU HALE A HALE HO'OLIMALIMA LŌ'IHI MAI KA 'AUHAU WAIWAI PA'A." Eia nā kumu o ka Pila 181:

- 1) E ho'onui i ke koina ho'oku'u hale mai ka \$300,00 a i \$400,000 no nā makahiki 'auhau e ho'omaka ana a ma hope o ka lulai 1, 2026;
- 2) E ho'onui i ke koina ho'oku'u hale ho'olimalima lō'ihī mai ka \$200,000 a i \$300,000 no nā makahiki 'auhau e ho'omaka ana a ma hope o ka 1 lulai, 2026; a
- 3) E ho'onui i ke koina ho'oku'u i ho'ohui 'ia no ka waiwai pa'a i kū i ka pono no ka ho'oku'u 'auhau hale a me ka ho'oku'u 'auhale hale ho'olimalima lō'ihī mai ka \$400,000 a i \$500,000.

Description: *The Committee is in receipt of Bill 181 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, INCREASING THE AMOUNT OF THE HOME AND LONG-TERM RENTAL EXEMPTIONS FROM REAL PROPERTY TAX." Bill 181's purposes are to:*

- 1) *Increase the principal home exemption from \$300,000 to \$400,000 for tax years beginning on or after July 1, 2026;*
- 2) *Increase the long-term rental exemption from \$200,000 to \$300,000 for tax years beginning on or after July 1, 2026; and*
- 3) *Increase the combined exemption for properties that qualify for both a home exemption and a long-term rental exemption from \$400,000 to \$500,000.*

Ke Kūlana: E no‘ono‘o paha Ke Kōmike i ka ‘āpono ‘ana i ka Pila 181 (2025) i ka heluhelu mua ‘ana, me ka ho‘ololi a ho‘ololi ‘ole paha. E no‘ono‘o paha Ke Kōmike i ka waiho ‘ana i ka Pila 181 (2025) a me nā hana like.

Status: *The Committee may consider whether to recommend passage of Bill 181 (2025) on first reading, with or without revisions. The Committee may also consider the filing of Bill 181 (2025) and other related action.*

KA MEA KA‘A LAUNA

Ke Ke‘ena Lawelawe ‘Aha, 200 Ke Alanui ‘o South High, Wailuku, Hawai‘i 96793
Ka Helu Kelepona: (808) 270-7838

CONTACT INFORMATION

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

NĀ LIMAHANA KŌMIKE

‘O Kirsten Szabo, ‘o James Krueger, ‘o Maria Leon, a me Peter Hanano

COMMITTEE STAFF

Kirsten Szabo, James Krueger, Maria Leon, and Peter Hanano

NĀ PALAPALA PAPA

‘O Nā Palapala Papa, wehewehe ‘ia i ka Paukū 92-7.5, HRS, e ho‘olaha uila ana i ua mau palapala nei i ka manawa kūpono.

BOARD PACKETS

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

KE KU‘INA PŪNAEWELE

Mālama ‘ia kēia hālāwai me nā lula alaka‘i i ka Paukū 92-3.7, HRS. ‘O nā mea i ‘ōlelo ‘ia i ka hālāwai a me nā mea ma ka papa kumumana‘o, ‘a‘ole ia he mau koina e ‘oi aku i nā koina i ka Paukū 92-3.7, HRS.

Inā nalowale ke koramu i nā pilikia ku‘ina pūnaeweale ma Teams, e ho‘omalolo ana Ke Kōmike. ‘A‘ole nalowale ke koramu, inā hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale i ka hapalua hola. Inā ho‘opau ‘ia ke ku‘ina pūnaeweale ma Teams ma mua o ka panina o ka hālāwai, no ke kumu hea, e ‘olu‘olu, e komo mai ma ka loulou like.

Inā ‘a‘ole hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale no ke koramu i ka hapalua hola, e hālāwai hou ana i ka Pō‘alua a‘e ma ka hola 9 i ke kakahiaka, ma ka hālāwai pūnaeweale like, ke ‘ole e kūkala Ke Kōmike i kekahi lā ‘oko‘a a me kekahi hola ‘oko‘a.

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.

NĀ KE‘ENA KŪHELU A ME KA ‘ŌLELO HŌ‘IKE

Ka ha‘i mana‘o wikiō ma o ka loulou Teams: <http://tinyurl.com/RPTR-SpecialCommittee>

Hiki ke ha‘i mana‘o i kou wahi pono‘ī ma ka pūnaeweale ma o ka loulou Teams like.

Ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana: Ke Ke‘ena ‘Aha, Ka Hale ‘o Kalana O Maui, Ka Papahale 8, 200 Ke Alanui ‘o South High, Wailuku, Hawai‘i

Kaupalena ‘ia ka lō‘ihi o ka mana‘o ha‘i waha i 3 mau minuke no kekahi ‘ikamu. Kāpae ‘ia ka noi a ke kanaka e ha‘i mana‘o, inā ‘a‘ole ‘o ia e pane mai ma hope o ke kāhea ‘ana aku iā ia. Pono ka ha‘i mana‘o ‘ana e pili ana i nā ‘ikamu ma ka papa kumumana‘o. E ha‘i mana‘o aku nā kānaka ha‘i mana‘o i ka luna ho‘omalua wale nō, ‘a‘ole lākou e ha‘i mana‘o i kekahi Lālā ‘Aha kiko‘ī a ‘i ‘ole kekahi kanaka i ke anaina.

Inā nalowale ka leo a me ka wikiō ma ke ke‘ena kūhelu no ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana, e ho‘omalolo ke Kōmike no ka hapalua hola i mea e ho‘iho‘i ai i ke ku‘ina pūnaeweale. Inā ‘a‘ole hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale i ka hapalua hola, e hālāwai hou ana i ka Pō‘alua a‘e ma ka hola 9 i ke kakahiaka, ma ke ke‘ena kūhelu like no ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana, ke ‘ole e kūkala Ke Kōmike i kekahi lā ‘oko‘a, kekahi manawa ‘oko‘a, a me kekahi wahi ‘oko‘a.

Inā makemake kekahi mea ha'i mana'o e ha'i mana'o a hō'ike 'ole i kona inoa, e komo mai i ka hālāwai pūnaewe me kekahi inoa 'ē a'e a e hāpai uila i ka lima. Inā kekahi mea ha'i mana'o e komo mai i ka hālāwai ma ke kelepona, e kāhea ana Ka Luna Ho'omalū i nā helu hope he 'ehā o kā ka ha'i mana'o helu kelepona.

Hiki ka Luna Ho'omalū ke ho'ohāmau a kāpae i nā mea ha'i mana'o i ka hālāwai pūnaewe, inā 'ae 'ole 'ia Nā Kūlana Lawena o Ka 'Aha.

'Ae 'ia ka ha'i mana'o i kākau 'ia ma eComment. E huli i ka lā hālāwai ma mauicounty.us/agendas, e kaomi ma ka loulou eComment, a laila, e koho i ka ikamu papa kumumana'o i mea e ho'ouna ai i nā mana'o ho'opuka. 'O kekahi mea, 'ae 'ia ka ha'i mana'o i kākau 'ia i ka leka uila 'ana iā RPTR.committee@mauicounty.us a i 'ole i ka 'oihana leka, iā RPTR Committee, Ka 'Aha Kalana o Maui, 200 Ke Alanui 'o S. High, Wailuku, Hawai'i, 96793.

No nā mea hou e pili ana i ka ha'i mana'o 'ana, e huli iā www.mauicounty.us/testify a i 'ole e kelepona mai i ke Ke'ena Lawelawe o ka 'Aha Kalana.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/RPTR-SpecialCommittee>

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

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High Street, 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 RPTR.committee@mauicounty.us or postal service to RPTR Committee, Maui County Council, 200 South High Street, Wailuku, Hawai'i 96793.

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

KA 'OLELO HŌ'IKE MA KE KELEPONA

E wili mai i ka helu kelepona 1-808-977-4067 a e wili mai i ka pā'ālua hālāwai 656 043 807#

Inā 'a'ole hiki ke ha'i mana'o ma ke kelepona, e ho'omau nō ka hālāwai.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 656 043 807#

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

NĀ WAHI HA'I MANA'O – NĀ KE'ENA 'ĀPANA NOHO O KA 'AHA

Maui Hikina: 80 Ke Alanui 'o Hau'oli, Hāna, (808) 248-7513

Lāna'i: 814 Ke Alanui Ākea 'o Fraser, Ke Kūlanakauhale o Lāna'i, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Ke Ke'ena Hālāwai 'o Heritage, 401 Ke Alanui Ākea 'o Baldwin, Lumi 102, Pā'ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ke Alanui 'o Ainoa, Kaunakakai, (808) 553-3888

South Maui: Ka Hale 'o MEDB, 1305 Ke Alanui 'o North Holopono, Lumi 4A, Kīhei, (808) 793-0012

West Maui: 60 Ke Alanui 'o Kenui, Lahaina

Hiki paha Nā Lālā 'Aha ke komo mai i ka hālāwai pūnaewe mai Nā Wahi Ha'i Mana'o. Inā ho'opio 'ia ka 'Ipuka leo o ka hālāwai pūnaewe ma kekahi Wahi Ha'i Mana'o, e ho'omau nō ka hālāwai a kāpae 'ia kēlā wahi i ka hālāwai, me 'ole Ka Lālā 'Aha ma laila.

Hiki ke ho‘ololi ‘ia nā mea ma ka papa kumumana‘o a me nā limahana i kēlā me kēia manawa. E huli iā mauicounty.us no nā mea hou aku.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 80 Hau‘oli Road, Hāna, (808) 248-7513

Lāna‘i: 814 Fraser Avenue, Lāna‘i City, (808) 565-7094

Makawao-Ha‘ikū-Pā‘ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā‘ia, (808) 793-0099

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

South Maui: MEDB Building, 1305 North Holocono Street, Suite 4A, Kihei, (808) 793-0012

West Maui: 60 Kenai Street, Lahaina

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.

KA NĀNĀ ‘ANA MA KE KĪWĪ A ME KA PŪNAEWELE

Akakū: Maui Community Media, Kānela 53.

mauicounty.us/agendas no ka nānā ‘ana i nā wikiō hālāwai

Hiki ke ho‘ololi ‘ia. E huli iā mauicounty.us no nā mea hou aku.

Inā ‘o Akakū e ho‘opio i ka pa‘i wikiō ‘ana ma mua o ka panina o ka hālāwai, e ho‘omau ka hālāwai i kekahi ala ‘ē a‘e, ma o ka hana ‘enehana, a ho‘ouna ‘ia ka wikiō iā Akakū i mea e waiho ai i ka wikiō ma ka waihona wikiō hālāwai.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akakū: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

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

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

KE ALA E HIKI AI

No nā mea kōkua ho‘olohe a me nā mea kōkua ‘ike a i ‘ole ke kākō‘o ‘ana i nā hana i ho‘okō ‘ole ‘ia, e ho‘omaopopo mai i Ke Ke‘ena Lawelawe ‘Aha i ‘ekolu mau lā ma mua o ka lā hālāwai ma ka helu kelepona (808) 270-7838 a i ‘ole ka leka uila ‘ana iā county.council@mauicounty.us.

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.

Hiki paha ke kāpae ‘ia nā ‘ikamu papa kumumana‘o.

Agenda items are subject to cancellation.