



Bill 84 – A Proposed an Ordinance Regarding Bed and Breakfast Homes on Moloka‘i

Housing and Land Use Committee Meeting

June 3, 2026



Background:

- ▶ **October 24, 2025, County Council adopted Resolution 25-190 referring the proposed bill to the Moloka'i Planning Commission**
 - ▶ Moloka'i PC – January 28, 2026

- ▶ **Purpose of proposed bill**
 - ▶ Establish a density requirement for B&Bs to preserve character of neighborhoods
 - ▶ Seeking Commission/community input on density of B&Bs

- ▶ **Current Code Requirements:**
 - ▶ B&Bs permitted in various zoning districts through approval of a Permit and meeting various requirements
 - ▶ Maximum number of B&B Permits per Community Plan area – Moloka'i has no "cap"
 - ▶ Currently – 1 B&B Permit has been issued on Moloka'i (2018)
 - ▶ No separation requirements for B&Bs except for Lāna'i - 300' separation and no more than one on a block



Proposed Amendments and Department Recommendation:

- ▶ **Proposed Amendment to Section 19.64.030.R and new Section 19.64.030.U**
 - ▶ Establishes a maximum cap of no more than “5” B&Bs on Moloka‘i
 - ▶ Establishes a requirement that B&Bs on Moloka‘i shall not be located within 1,000 feet of each other

- ▶ **Planning Department Recommendation:**
 - ▶ Consistent with General Plan (Long-range Planning Division)
 - ▶ Policy matter for the Community



Moloka'i PC Recommendations

- ▶ **Recommendation of Approval (January 28, 2026) with Amendments:**
 - ▶ A maximum cap of five (5) Bed and Breakfast permits island-wide, allocated to the following locations:
 - ▶ One (1) on the east side of Moloka'i - east of Kawela Stream;
 - ▶ Two (2) in Kaunakakai;
 - ▶ Two (2) on the west end of Moloka'i, in areas west of the Kaunakakai Stream, including Kaluakoi and Kalae; and
 - ▶ Zero (0) on the north shore of Moloka'i.
 - ▶ Within the areas described above, bed and breakfast homes must be at least a minimum of 3,000 feet apart as measured from the property line.

HLU Committee

From: Gregory J. Pfof <Gregory.J.Pfof@co.maui.hi.us>
Sent: Monday, June 1, 2026 4:43 PM
To: HLU Committee
Subject: Planning Department PPT presentation for Bill 84 (2026) for June 3, 2026 HLU meeting
Attachments: CC Presentation.pptx

Aloha-

Please find attached the Planning Department's PPT presentation for Bill 84, which is scheduled for the June 3, 2026 HLU Committee meeting.

Mahalo,

-Greg.

Gregory Pfof, AICP

Administrative Planning Officer

Planning Department, ZAED

County of Maui

(808) 270-7965

gregory.j.pfof@mauicounty.gov