

ORDINANCE NO. _____

BILL NO. 168, CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.48, MAUI COUNTY CODE, TO ESTABLISH A REAL PROPERTY TAX EXEMPTION TO INCREASE AND MAINTAIN ACCESS TO AFFORDABLE HOUSING

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

SECTION 1. The Council seeks to further the following Countywide Policy Plan objective: "Explore taxation mechanisms to increase and maintain access to affordable housing."

To that end, this Ordinance establishes a Real Property Tax exemption to encourage property owners to rent their residential properties at no more than 70 percent of Fair Market Rents, also known as FMRs, as established and updated each year by the United States Department of Housing and Urban Development.

SECTION 2. Chapter 3.48, Maui County Code, is amended by adding a new section to be appropriately designated and to read as follows:

3.48.467 Affordable long-term rentals—standards for valuation. A. 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—will be exempt, only to the following extent, from property taxes:

1. For tax years beginning on or after July 1, 2027:

a. The property will be totally exempt where the value of the property is not in excess of \$400,000; or

b. If the value of the property is in excess of \$400,000, the exemption will be in the amount of \$400,000.

B. The provisions of subsection A are subject to the following conditions:

1. Long-term rental exemptions under section 3.48.466 and affordable long-term rental exemptions under this section may be allowed on more than one home for any one taxpayer if the homes are located on different parcels.

2. If the property where a homeowner resides qualifies for a home exemption under section 3.48.450 and an affordable long-term rental exemption, for tax years beginning on or after July 1, 2027;

a. The property is totally exempt if the value of the property is not in excess of \$500,000; or

b. If the value of the property is in excess of \$500,000, the exemption will be in the amount of the home exemption amount provided under Section 3.48.450, plus an additional \$100,000.

3. If a portion of the structure is used for commercial purposes, that portion of the structure will not be entitled to an exemption.

4. The exemption will not be allowed for any real property that is classified as "commercialized residential" or as a "TVR-STRH."

5. If the term of the lease is greater than one year, one year of exemption will be granted. After the initial year of the exemption, no exemption will be allowed unless the lease terminates after September 30 of any later assessment year.

6. If the lease is granted to any of the following lessees, the exemption must not be allowed for:

a. A natural person who has an ownership interest in the property, including natural persons who are considered as owners under section 3.48.150.

b. An officer or member of a corporation that has an ownership interest in the property.

c. A partner in a partnership that has an ownership interest in the property.

d. A business, corporation, partnership, or any entity other than a natural person.

7. If the tenant maintains a permanent place of abode in addition to the dwelling unit, the exemption must not be allowed."

SECTION 3. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND
LEGALITY:



Kristie M. Wrigglesworth
Department of the Corporation
Counsel
County of Maui
2025-12-26 Bill 168 CD1
LF2025-1351

INTRODUCED BY:

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

DIGEST

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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

This bill proposes to create a new real property tax exemption for homes rented at no more than 70 percent of fair market rents set by the United States Department of Housing and Urban Development, beginning with the tax year starting July 1, 2027.

I, MOANA M. LUTEY, County Clerk of the County of Maui, State of Hawaii, DO
HEREBY CERTIFY that the foregoing BILL NO. 168, CD1 (2025) was passed on First
Reading by the Council of the County of Maui, State of Hawaii, on the 7th day of January,
2026, by the following vote:

AYES: Councilmembers Tom Cook, K. Kauanoe Batangan, Gabriel
'AE Johnson, Tamara A.M. Paltin, Keani N. W. Rawlins-Fernandez,
Shane M. Sinenci, Nohelani U'u-Hodgins, Vice-Chair Yuki Lei K.
Sugimura, and Chair Alice L. Lee.

NOES: None.
'A'OLE

DATED at Wailuku, Maui, Hawaii, this 8th of January, 2026.



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.