Special Committee on Real Property Tax Reform on 2025-10-14 1:30 PM

Meeting Time: 10-14-25 13:30

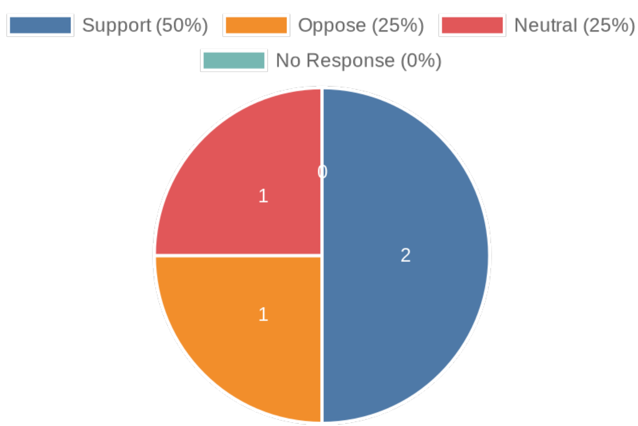
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Special Committee on Real Property Tax Reform on 2025-10-14 1:30 PM	10-14-25 13:30	7	4	2	1	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



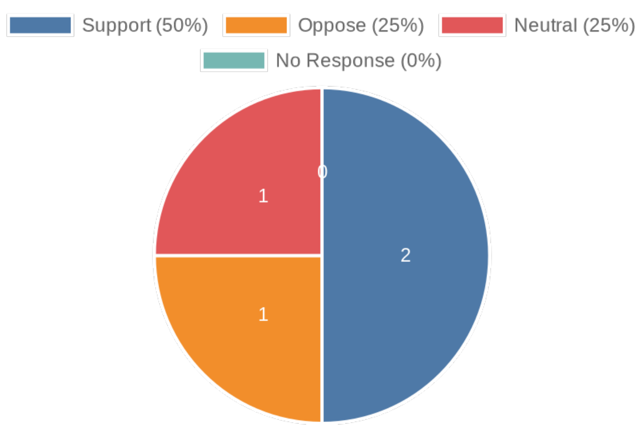
Special Committee on Real Property Tax Reform on 2025-10-14 1:30 PM
10-14-25 13:30

Agenda Name	Comments	Support	Oppose	Neutral
RPTR-12 Bill 147 (2025) BILL 147 (2025), TO SIMPLIFY THE PROCESS FOR ADOPTING REAL PROPERTY TAX RATES AND TIERS (RPTR-12)	1	0	1	0
RPTR-7 Bill 142 (2025) BILL 142 (2025), ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX (RPTR-7)	1	1	0	0
RPTR-9 Bill 144 (2025) BILL 144 (2025), EXTENDING MAUI WILDFIRES REAL PROPERTY TAX RELIEF (RPTR-9)	2	1	0	1

Sentiments for All Agenda Items

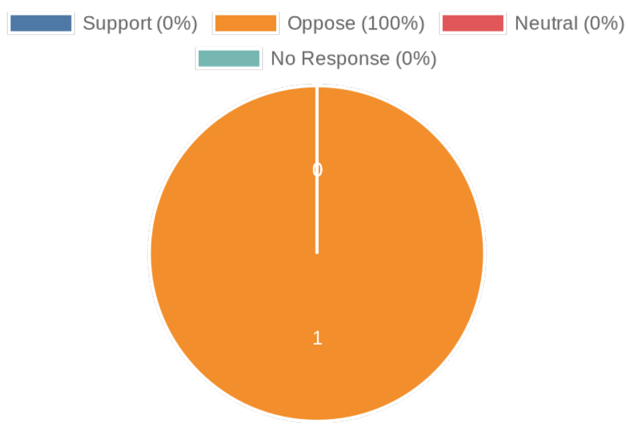
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for RPTR-12 Bill 147 (2025) BILL 147 (2025), TO SIMPLIFY THE PROCESS FOR ADOPTING REAL PROPERTY TAX RATES AND TIERS (RPTR-12)

Overall Sentiment

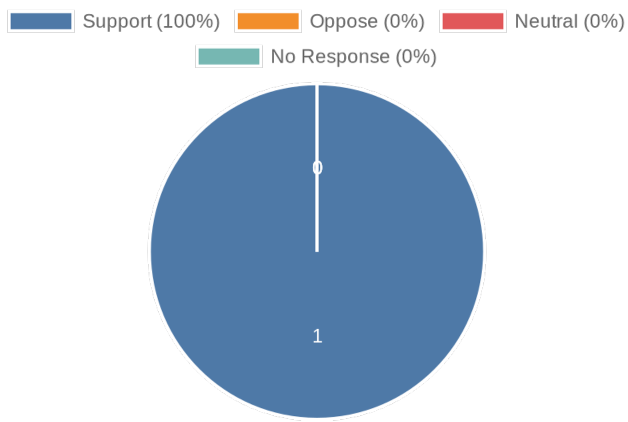


Guest User
Location:
Submitted At: 1:48pm 10-14-25

Richelle Thompson has a conflict of interest on this bill. Do not listen to her recommendations. Shameful.

Agenda Item: eComments for RPTR-7 Bill 142 (2025) BILL 142 (2025), ON THE HOME EXEMPTION AND LONG-TERM RENTAL EXEMPTION FROM REAL PROPERTY TAX (RPTR-7)

Overall Sentiment



Guest User
Location:
Submitted At: 1:47pm 10-14-25

I support Bill 142 because Maui residents trying to purchase maui properties in a tax class that IS NOT Owner Occupied are negatively impacted when they must pay the SELLER's property tax rate for up to a year. That tax burden can be significant. The chances of finding another property that is currently classified as Owner Occupied is low given the high number of homes classified as either Non-Owner Occupied, TVR-STRH, or Long Term Rental.

As an example, here are the tax bills for 3 homes in the same development with the same floor plan and similar market value on the Maui County Property Tax site:

Property 1 - currently classified as Owner Occupied with a Homestead exemption. A Maui resident would be responsible for some portion of $3,500/year.

Property 2 - currently classified as Non Owner Occupied. A Maui resident would be responsible for some portion of $17,100/year.

Property 3 - currently classified as TVR-STRH. A Maui resident would be responsible for some portion of $29,095/year.

This tax burden can be significant for affordability AND it can hinder qualification for mortgage loans. At least one local credit union said they could only consider the current tax bill shown on the county website when calculating debt to income ratio. That current tax bill is clearly not the taxes I will eventually be paying. But that is not what they can consider.

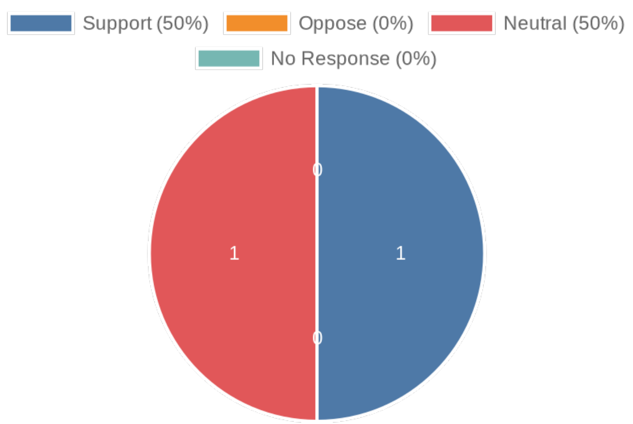
Please end this practice so Maui Residents with a current a homestead exemption in the owner occupied tax class can “take their exemption with them and be granted the lower tax rate immediately upon closing on the new home”.

I have a recommendation that language be added to this bill to apply to any properties closing during the current tax year even if the bill isn’t passed until April, May, or June. That way Maui Residents that are currently in this situation can receive refunds or credits for the higher taxes already paid.

Thank you for your time.

Agenda Item: eComments for RPTR-9 Bill 144 (2025) BILL 144 (2025), EXTENDING MAUI WILDFIRES REAL PROPERTY TAX RELIEF (RPTR-9)

Overall Sentiment



Guest User
Location:
Submitted At: 4:11pm 10-14-25

Please take note of properties in the burn zone that have, since the first possible date, are renting out as vacation rentals. Consider that anyone utilizing their property for vacation rentals and NOT long term housing, to continue taxing those properties.

Jonathan Helton
Location:
Submitted At: 3:03pm 10-13-25

Please see attached

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Removing barriers to Hawaii's prosperity

Oct. 14, 2025, 1:30 p.m.
Maui Council Chamber, Kalana O Maui Building

To: Maui County Council, Special Committee on Real Property Tax Reform
Alice Lee, Chair
Keani Rawlins-Fernandez, Vice Chair

From: Grassroot Institute of Hawaii
Jonathan Helton, Policy Analyst

Re: Bill 144 (2025) — A BILL EXTENDING MAUI WILDFIRES REAL PROPERTY TAX RELIEF

Aloha Chair Lee, Vice Chair Rawlins-Fernandez and other members of the Committee,

The Grassroot Institute of Hawaii **supports** Bill 144 (2025), which would extend property tax waivers for properties destroyed in the Aug. 8, 2023, wildfires and those in the designated yellow and red reentry zones until July 1, 2028, and make other technical changes.

Previous legislation extended exemptions that were in place at the time of the wildfires for any property damaged or made inaccessible as a result of the wildfires; however, those waivers are slated to expire on July 1, 2026.

Further extending each of these waivers would help Lahaina homeowners and businesses afford to rebuild in Lahaina town. If the waivers expire next year, many property owners will face the prospect of paying taxes on land they cannot easily — and in some cases, legally — rebuild on.

Land values are another reason these exemptions are so critical. For many Lahaina parcels, close to 70% of their pre-fire taxable value was in the land. Were that land to be taxed before they can rebuild, many owners would be paying almost their entire pre-fire tax bills on properties they could not functionally use.

For example, Fleetwood's on Front Street paid $54,122.03 in taxes in fiscal 2023. Of the property's $8,780,500 assessed value, $6,018,300 — 68.5% of its value — was in the land.[1] The owner has been unable to rebuild the

[1] Parcel no. 460090070000, County of Maui Tax Assessor's Office, accessed Sept. 17, 2025.

property to date and will face a $37,000 bill if the waiver expires in 2026 and assessments remain at pre-fire levels.

Extending these waivers would come at a relatively small cost to the county. The Maui Department of Finance has estimated the current exemptions for destroyed properties and those in the yellow and red reentry zones cost the County about $21.2 million — equivalent to 3.2% of the roughly $660 million the county will collect in fiscal 2026.[2]

Bill 144 (2025) also states that new owners of any properties sold before July 1, 2028, that had received one of these exemptions must begin paying taxes on the property.

However, this language could present a challenge for homeowners and businesses that do not want to rebuild in Lahaina, because imposing the property tax on new owners of a property could reduce its potential sale value.

Thank you for the opportunity to testify.

Jonathan Helton
Policy Analyst
Grassroot Institute of Hawaii

[2] "Selected Real Property Statistics for Budget Consideration Fiscal Year 2025-2026," Maui Department of Finance, Real Property Assessment Division, p. 33; and "County of Maui Real Property Tax Valuation for Fiscal Year 2025 - 2026," Real Property Assessment Division, Honolulu Department of Budget and Fiscal Services, July 2025.