

Maui County Council's Request for Proposals on a study of the phase-out of Transient Vacation Rentals in the A-1 and A-2 Apartment Districts

1. Scope. At a minimum, the Contractor will:
 - a. Review the following documents:
 - i. The 2022 analysis performed by Paul H. Brewbaker, Ph.D., for the Realtors Association of Maui available at:
<https://drive.google.com/file/d/1EyIofVggOcqCiHBxjcvBALyYPQ1s3XLn/view?pli=1>.
 - ii. The 2024 analysis performed by Kloninger & Sims Consulting LLC for Travel Tech available at:
<https://traveltech.org/wp-content/uploads/2024/06/TravelTech-Maui-6-12-24.pdf>.
 - iii. The Acting Director of Finance's letter to the Planning Director, dated May 29, 2024, on Requests for Information Related to RPT and TAT Records for Properties in Apartment Districts available at:
https://www.maui-county.gov/DocumentCenter/View/147619/062524_Agenda-Item-C1_Minatoya-Report (pages 38-44).
 - b. Create a list of all units impacted by the proposed bill, including the following information for each unit:
 - i. Age.
 - ii. Classification of original ownership as owner-occupied, rental unit, or Transient Vacation Rental ("TVR").
 - iii. Original County permitting information.
 - iv. Assessed value.
 - v. Carrying cost based on its assessed value.
 - vi. Number of bedrooms and bathrooms.
 - vii. Number of parking stalls.
 - viii. Monthly common area maintenance or homeowner's association fees.

- ix. Known special assessments in effect or upcoming.
- c. Describe the characteristics of an ideal rental unit based on physical layout, location, and potential rent cost, and identify which units impacted by the proposed bill fit the criteria for an ideal rental unit.
- d. Identify how many units impacted by the proposed bill will become owner-occupied or long-term rentals, respectively, including any assumptions made in identifying the units.
- e. Prepare an analysis of the anticipated loss of revenue for all units impacted by the proposed bill from the following tax revenue sources, including any assumptions made in the analysis:
 - i. County Real Property Tax.
 - ii. County Transient Accommodations Tax.
 - iii. County General Excise Tax.
 - iv. State Transient Accommodations Tax.
 - v. State General Excise Tax.
- f. Identify the total loss of County tax revenue and provide at least three recommendations for ways the County can recover the potential lost revenue.
- g. Describe the loss of revenue and impact to employees in the following categories:
 - i. Property management companies.
 - ii. Cleaning companies.
 - iii. Building maintenance companies, including appliance repair, plumbers, electricians, etc.
 - iv. Landscaping companies.
 - v. Restaurants.
 - vi. Shops.

vii. Attractions.

- h. Identify the average job vacancy rate for categories (g)(i-vii) and determine whether the number of job vacancies will be able to accommodate the number of employees who may lose employment if the proposed bill should pass.

hlu:misc:003(18)afile01:pmg