

PSLU Committee

From: Pam Bello <pam@bellorealty.com>
Sent: Tuesday, August 25, 2020 1:10 PM
To: PSLU Committee
Subject: FW: PSLU-59 Transient Vacation Rentals in the Apartment, Light Industrial and Heavy Industrial Districts

Aloha,
I hope you will accept this testimony.
I sent to an incomplete email address- see below.
Regards,

Pamela M. Bello (RB)

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From: Pam Bello
Sent: Monday, August 24, 2020 7:23 PM
To: pslu.committee@maui.county
Subject: PSLU-59 Transient Vacation Rentals in the Apartment, Light Industrial and Heavy Industrial Districts

Aloha Committee Chair Paltin, Committee Vice Chair Sinenci and Committee Members,

I am submitting the following testimony for the proposed legislation.

Currently what is proposed is **“Transient vacation rental use was conducted in any lawfully existing dwelling unit within the building or structure prior to January 1, 2020 as determined by real property class.”**

This is not fair, correct or just.

As a professional property manager in the Kihei area for over 40 years, there are single family homes in the apartment zoned areas that have been transient vacation rentals for over 30++ years. When the transient accommodation tax was enacted; these property owners applied and were issued transient accommodation tax licenses. TAT have been dutifully paid since the beginning of the transient accommodation tax.

In regards to the real property taxes, these owners may or may not have been paying the real property tax rate for a short term rental. WHY? Has Maui County Real Property Tax Division provided any venue on assessment notices or tax bills to declare use? Has Maui County Real Property Tax Division sent or published any notice to these owners that they declare their use?

Therefore, I am requesting that the proposed legislation be amended to read: **Transient vacation rental use was conducted in any lawfully existing dwelling unit within the building or structure prior to January 1, 2020 as determined by real property class or payment of transient accommodations tax.**

This is a **fair and equitable** resolution. The county will receive the increased revenue of STRH real property taxes and these owners of these properties will not be penalized for the Real Property Tax Division not providing proper and just notification.

Finally, I am in full support of vigorous enforcement against unpermitted and illegal TVRs. As a person with "boots on the ground" please note there are instances when a property owner may NEVER have given permission for their property to be advertised on the internet- and guess what? Someone has taken their property information and posted an advertisement without their KNOWLEDGE or CONSENT! Please consider language that will protect these property owners rather than victimizing them or capitalizing on an unreasonable burden of proving their innocence.

Mahalo for your time and consideration. If you can approve legislation with these changes, it will be a win-win for all. Something sorely needed at this time in our world.

Regards,

Pam Bello (RB)

Bello Realty Inc.

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