

PSLU Committee

From: Angela Leone <angie@coconutcondos.com>
Sent: Tuesday, August 25, 2020 4:46 PM
To: PSLU Committee
Subject: Testimony for PSLU-72
Attachments: Testimony_PRMA_8.26.2020.pdf

Aloha,

I have attached testimony for tomorrow's meeting on behalf of PRMA.

Mahalo,

Angela Leone





August 25, 2020

Testimony on PSLU-59

Relating to Transient Vacation Rentals in the Apartment Districts

Date of Hearing: 8/26/2020

Dear Chair Paltin, Vice Chair Sinenci, and Members of the Planning and Sustainable Land Use Committee,

We are writing on behalf of PRMA, Professional Rental Management Association, a coalition of professional property management companies representing over 1600 **legally zoned condominium vacation rental units throughout Maui**. Our members are licensed in the State of Hawaii, engaged in the management of legal vacation rental properties, primarily condominiums, and comply with real estate license law and code of ethics. Our companies represent 216 years in business, employing nearly 200 employees and over 300 independent contractors and vendors.

Our group supports RAM's submission on the proposed upcoming changes in regards to PSLU-59. Please consider adding the language suggested by RAM in Maui County Code 19.12.020 (G)(2): "Transient vacation rental use was conducted in any lawfully existing dwelling unit within the building or structure prior to **January 1, 2021**, as determined by real property tax class **or payment of transient accommodations tax**." This language would preserve the vested property rights of homeowners and allow appropriate notice of the change to be given to them. We believe this will accomplish your goals as well as protect the rights of owners who have been paying GET and TAT and doing business legally.

Legally zoned vacation rentals on Maui play a critical role in tourism generating 30% of the real property tax revenue collected in our county and employing thousands of people. While we fully support the intent of stopping illegal vacation rentals which create a negative opinion of a very valuable industry, we would oppose the additional requirement of a permit number in advertisements for Minatoya properties. Currently, there is no permit required for other legally

zoned condo rentals and we don't believe these properties should have that additional and unique requirement, creating a potential burden and fee for those homeowners. All short term rental condos are required to have a TA tax registration number posted in advertisements which should be sufficient.

We thank you for your consideration.

Sincerely,

Members of the PRMA (Professional Rental Management Association)

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