

04-28-21;04:55PM;Lowson and Associates

;808-667-7158

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April 28, 2021

Budget Hearing 2022 Via Fax: 808-270-7686

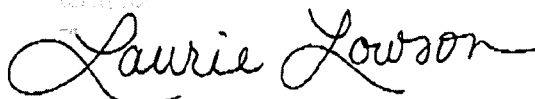
Aloha Committee Chair Rawlins-Fernandez, Vice Chair Paltin and Councilmembers

Thank you for taking the time to listen to input from members of the community regarding the real property tax rates for the upcoming fiscal year.

This has been an incredibly difficult year for most people. Businesses are just now starting to get up to speed. Restaurants and Activities are held to 30-50% occupancy with shortened hours, many are just barely surviving. Prices are up everywhere. Shipping costs have increased making the price we pay in the stores even more expensive.

Please leave tax rates the same as currently set or reduce the real property tax rates. This is not the time to raise taxes. The decision to re-classify many non-owner occupied properties as short-term rentals has already dealt a serious blow to homes for Maui residents. I am hearing from tax payers who were previously classified as non-owner occupant residential, that if Maui County is going to tax them at the hotel / short term rental rate, they might as well evict their long term tenant and go on VRBO as short term rentals. Owners who never rented their condos are now signing up for vacation rental programs to cover the doubling of their real property taxes. Talk about unintended consequences! More people will be on the roads and at the beaches with the ever increasing number of vacation rental condos.

If the real property taxes are increased, those increased costs will be passed on to the end consumer be it the local resident who is a renter, the small business person or the resident shopping for groceries and basic necessities. Now is the time to be fiscally prudent. Please do not further increase the burden on real property owners with tax rate increases. Have compassion for the situation we all find ourselves in these days, struggling to make ends meet during a worldwide pandemic. Again, I encourage you the members of the County Council of Maui to be a part of the recovery from this global economic disaster and not choose to exacerbate the already stressed economy by raising real property taxes.



Laurie Lowson

REALTOR Lowson & Associates

44 year West Maui Resident / Homeowner

Small Business Owner

Property Manager of over 180 long term Maui Rentals & approx. 200 Maui Commercial leases.

OFFICE OF THE
COUNTY CLERK

2021 MAY -7 PM 3:57

RECEIVED

BFED Committee

From: Na Mamo O Mu'olea <namamo@muolea.org>
Sent: Friday, May 14, 2021 7:47 AM
To: BFED Committee
Subject: Property Taxes on County of Maui Property at Mu'olea and Papa'ahawahawa
Attachments: NMOM Property Tax Issues letter.pdf

Aloha Chair Rawlins-Fernandez and Members of the Committee,

I am submitting the attached letter on behalf of the Na Mamo O Mu'olea Board of Directors regarding the policy of applying property taxes to nonprofits that are leasing land from the County of Maui.

Mahalo for your consideration of this matter.

Sincerely,

Legario Eharis, Jr., President
Na Mamo O Mu'olea
(808) 357-8023



PO Box 824, Hāna, HI 96713

May 13, 2021

Maui County Council Economic Development and Budget Committee, Keani N.W.

Rawlins-Fernandez, Chair

Sent Via Email to edb.committee@mauicounty.us

Cc: Mayor Victorino mayors.Office@co.maui.hi.us

Subject: Property Taxes on County of Maui Property at Mu'olea and Papa'ahawahawa, Tax Map Keys 2-1-5-007-012-0000-001 and 2-1-5-007-001-0000-001.

Aloha Chair Rawlins-Fernandez and Committee Members,

Na Mamo O Mu'olea (NMOM) recently received and paid tax bills for the two parcels we lease from the County of Maui for cultural purposes. The Na Mamo O Mu'olea Board of Directors was surprised by the bills. NMOM had never received a tax bill previously since our lease agreement was established in 2015.

In a letter from County of Maui Supervising Real Property Tax Clerk Melvina J. Kanaha the Department stated, "This parcel was not taxed as of the commencement date of the lease due to an oversight by our office."

For clarification of the tax questions, policies and laws, the NMOM Board simply requests the Economic Development and Budget Committee to review the facts and clarify the situation for all nonprofits leasing County of Maui property.

In discussing the issues, the NMOM Board was curious what other nonprofits in Maui County are receiving property tax bills for leasing or using County of Maui property. For example, one of our board members pointed out the Hana Community Association never received a property tax bill for their office at the Old Hana School during twenty-five years of usage. There are other examples throughout the County of Maui, including "Community Open Space, Conservation and Cultural Lands" that should be considered in discussions.

Since the Economic Development and Budget Committee started to review and establish new "tiers" of taxation last year, NMOM suggests this topic would be appropriate and timely for discussion and resolution during the upcoming County Council Maui Budget deliberations for Fiscal Year 2021-2022.

As you know very well, our nonprofits are often facing financial challenges while providing valuable services for the community. The idea or policy that nonprofits should receive county grants in the form of leases, and then be asked to pay county property taxes on that leased property, is somewhat contradictory.

The Na Mamo O Mu'olea Board would like to be part of the discussions and solutions on behalf of the community. `A `ohe hana nui ke alu `ia. No task is too big when done together by all.

Mahalo!

A handwritten signature in black ink, appearing to read "Legario Echaris, Jr.", with a stylized flourish at the end.

Legario Echaris, Jr., President
on behalf of the NMOM Board of Directors.
(808) 357-8023