

From: sunset5@aloha.net
Sent: Tuesday, January 24, 2012 5:17 PM
To: HSGtestimony
Subject: HB 1706

LATE TESTIMONY



Dear Representative Kawakami:

I am writing to ask you to support HB-1706 relating to condominiums. Giving the AOA the right to demand the name of the on island contact will greatly assist the associations and also the Real Estate community to better protect the interest of the individual owners. Further it will aide in keeping the number of illegal vacation rentals under control and will insure that the proper taxes are collected.

Thank you for your consideration,

Peter A. Tegan

Peter A. Tegan, PB
Prosser Realty, Inc.
Principal Broker

800/767-4707 Work
808/639-8516 Mobile
sunset5@aloha.net
4379 Rice St.
Lihue, Hawaii 96766
Facsimile 808/245-8115

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, January 24, 2012 5:49 PM
To: HSGtestimony
Cc: tom@southkohala.com
Subject: Testimony for HB1706 on 1/25/2012 9:20:00 AM

Testimony for HSG 1/25/2012 9:20:00 AM HB1706

Conference room: 325
Testifier position: Support
Testifier will be present: No
Submitted by: Thomas Hagen
Organization: South Kohala Management Corp.
E-mail: tom@southkohala.com
Submitted on: 1/24/2012

LATE TESTIMONY

Comments:

We are very much in favor of such legislation. As a property manager in Hawaii who has been in business here almost 30 years we have seen the recent "rental by owner" phenomenon grow exponentially. Many, if not most, of the non-Hawaii residents who rent their vacation properties for transient rentals, do so without having a property manager collect the money. Many owners simply call their paying customers "non-paying guests" and ask the property managers to service the client with minimal compensation while they keep the rent and the GE and TA taxes. Most owners are collecting the GE and TA taxes on this revenue themselves and never report it. The property manager is kept in the dark about the revenue and the State of Hawaii is not collecting the taxes that are due. Hawaii is likely losing many millions of dollars in annual tax revenue due to this form of tax evasion.

The largest website for owner rentals is VRBO and there has been little, if any enforcement, on the tax collections. Not only is this situation allowing thousands of people to avoid their tax obligation it is also undercutting the revenues of the hard-working Hawaii property managers who are paying the wages and taxes due on their employees. People will continue to get away with this until new laws are put in place to protect the State's tax revenues and the local management companies.

LATE TESTIMONY

January 24, 2012

RE: HB 1706 Testimony in Support of the bill

I wish to support HB1706, as this measure is important to the wellbeing of our island guests. Guests need to have an agent here on the island to assist them. In these times many internet companies cater to individuals renting out vacation properties. This is a valuable tool but many times if there is a problem there is no one here to assist them. Their money and their contact are on the mainland.

HB 1706 would assist the AOAO with the contact information of these owners on island agents. It is imperative that there is someone to assist the guest on this island. Many times the resident manager that works for the AOAO has no one to contact on the island to assist these guests. The internet is a great provider to get the guests here to Hawaii, but not great at solving their problems once they arrive.

HB1706 will help address these shortcomings and have someone here on the island to if needed.

Pamela A. Higgins, RBS

SunQuest Vacations

LATE TESTIMONY

January 24, 2012

Testimony in support of HB 1706, State of Hawaii

Submitted by Bob Cook, Realtor, Captain Cook Real Estate and Captain Cook
Resorts - Honolulu

As a member of the real estate and tourism industries I understand the importance to our guests to be properly treated and cared for during their vacation rental visit to the islands. HRS 521-43 (f) acknowledges the importance of this by requiring any absentee property owner to have local management. The visitors need someone to go to for help of all sort, as in a hotel. Checking in, malfunctions, the list goes on and on. I haven't talked with my friends in the building management end of this, but I understand they prefer to know who is managing each unit under their jurisdiction. HB 1706 if nothing else gives teeth to HRS 521-43, which now is largely unenforced, and I think benefits all involved, with the possible exception of the absentee owners who would prefer to operate under the management and tax radar.

I encourage you to help turn this into law.

Thank you.

From: Rep. Rida Cabanilla
Sent: Wednesday, January 25, 2012 8:25 AM
To: HSGtestimony
Subject: FW: HB 1706

Please confirm receipt,

Mahalo



Jaco Gallarde, Office Manager
State Representative Rida Cabanilla
Hawaii State House of Representatives
Hawaii State Capitol, Room 442
415 S. Beretania Street Honolulu, HI 96813
Phone: (808) 586-6080 Fax: (808) 586-6081
www.capitol.hawaii.gov repcabanilla@capitol.hawaii.gov

From: Bob Cook [<mailto:honolulu@bobaol.com>]
Sent: Tuesday, January 24, 2012 8:42 PM
To: Rep. Rida Cabanilla
Subject: HB 1706

LATE TESTIMONY

January 24, 2012
Testimony in support of HB 1706, State of Hawaii
Submitted by Bob Cook, Realtor, Captain Cook Real Estate and Captain Cook
Resorts - Honolulu

As a member of the real estate and tourism industries I understand the importance to our guests to be properly treated and cared for during their vacation rental visit to the islands. HRS 521-43 (f) acknowledges the importance of this by requiring any absentee property owner to have local management. The visitors need someone to go to for help of all sort, as in a hotel. Checking in, malfunctions, the list goes on and on. I haven't talked with my friends in the building management end of this, but I understand they prefer to know who is managing each unit under their jurisdiction. HB 1706 if nothing else gives teeth to HRS 521-43, which now is largely unenforced, and I think benefits all involved, with the possible exception of the absentee owners who would prefer to operate under the management and tax radar.

I encourage you to help turn this into law.

Thank you.

Regards and aloha...Bob Cook
Captain Cook Real Estate
Sales - Property Management - Rentals - Vacation Rentals
www.CaptainCookRealEstate.com and www.CaptainCookResorts.com