

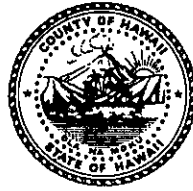
SB 2964

RELATING TO ZONING

Authorizes the counties to permit the amortization or phasing out of nonconforming single-family transient vacation rental units in an area of any zoning classification.

PSM/TSM

William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
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County of Hawai'i
PLANNING DEPARTMENT

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101 Pauahi Street, Suite 3
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**Testimony before the Senate Tourism and Public Safety, Intergovernmental and Military
Affairs Committee
In SUPPORT of Senate Bill 2964, Relating to County Zoning**

February 25, 2014 2:45pm
Conference Room 224

By Duane Kanuha
Director of Planning, County of Hawai'i

Honorable Members of the Committee:

The Hawai'i County Planning Department offers our testimony in SUPPORT of Senate Bill 2964.

Although the subject legislation does not significantly impact our County at this time, we support the overall intent of the bill which provides for amortization or phasing out of problematic or inconsistent permitted uses over a reasonable period of time which ultimately results in more conformity with our land use codes and ordinances.

Thank you for this commenting opportunity.

Bernard P. Carvalho, Jr.
Mayor



Michael A. Dahilig
Director of Planning

Nadine K. Nakamura
Managing Director

Dee M. Crowell
Deputy Director of Planning

PLANNING DEPARTMENT
County of Kaua'i, State of Hawai'i

4444 Rice Street
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**Testimony before the Senate Tourism and Public Safety, Intergovernmental and Military
Affairs Committees**
IN SUPPORT of Senate Bill 2964 Relating to County Zoning

February 25, 2014 2:45 pm
Conference Room 224

By Michael A. Dahilig
Director of Planning, County of Kauai

Honorable Members of the Committees:

On behalf of the County of Kaua'i Planning Department, I offer testimony in **SUPPORT** of this measure as it addresses a persistent issue whether Single-Family transient vacation rentals should be treated as residential or resort units.

Over years, with the growth in the vacation rental market, Single-Family transient vacation rental uses have gentrified communities by displacing residential areas with resort uses. Further, these vacation rental uses are already required by the State Tax Office to pay Transient Accommodation Taxes, and General Excise taxes – just like a hotel, and in contrast to a neighbor which lives in a community long term for residential purposes.

Vacation rental uses have a place within a community. However, the counties should have the ability to treat this distinct use differently than a typical residential house and place them in an appropriate place. However, the ambiguity in this current provision of the zoning authorization statute provides vacation rental operators room to argue their use is residential and circumvent many regulatory controls, leading to vacation rentals in the middle of workforce areas like Lihue and Kekaha, leading to increased property values for our local residents adjacent to these uses.

The effect of this proposal before this committee strictly aligns this use with the genre of other similar uses like resort, commercial and industrial with respect to the counties' ability to exercise zoning amortization authority. Further, amortization is strictly limited to a "reasonable" time.

Simply put, the proposal is *only* for authorization, *only* applies to non-conforming vacation rentals, and would still need to be implemented fully by ordinance.

We respectfully request the committees approve the measure as is, and forward to the full Senate for consideration. Mahalo for your consideration.

TO: Committee on Public Safety, Intergovernmental and Military Affairs
Committee on Tourism

DATE: February 19, 2013

SUBJECT: SB 2964, Relating to Zoning

Aloha Senators,

I am in strong support of SB 2964. Our residential neighborhoods continue to be negatively impacted by these non-conforming commercial activities. On the North Shore of Kauai the increase in the number of cars and people makes an emergency evacuation dangerous and unsafe.

This Bill will authorize our counties to carry out zoning ordinances, and specifically that Residential Districts are for residents.

Barbara Robeson
PO Box 369
Hanalei, HI 96714

From: mailinglist@capitol.hawaii.gov [mailto:mailinglist@capitol.hawaii.gov]
Sent: Saturday, February 22, 2014 9:42 AM
To: PSMTestimony
Cc: beausephine@hawaii.rr.com
Subject: Submitted testimony for SB2964 on Feb 25, 2014 14:45PM

SB2964

Submitted on: 2/22/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Beau Barthel-Blair	Individual	Support	No

Comments:

Aloha.

I am a resident of the Island of Kauai, and I am in very strong support of SB 2964. Our children and Ohanas have been left without the option of residential housing since the advent of non-conforming TVA's being allowed to operate in traditionally residential and NON-VDA's.

Often there are flood, tsunami and infrastructure issues that are not being accounted for with non-conforming commercial uses in residential areas. These issues are putting the residents at "ODDS" with the visitors when there are times of emergency evacuation, etc.

This very important bill will at least allow our counties to implement the zoning laws, and hopefully allow residential areas for residents of the island- who actually live, work, and hope to raise their families here.

SB2964

Submitted on: 2/23/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Jon Wichman	Individual	Support	No

Comments: I am in strong support of SB 2964! Vacation rentals are ruining our neighborhoods and communities! Ha'ena where I live is nothing more than a resort area now. This Bill will authorize our counties to carry out zoning ordinances, and specifically that Residential Districts are for residents. Please pass this bill!

SB2964

Submitted on: 2/24/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Carl Imperato	Individual	Support	No

Comments: Aloha Senators, Please support SB2964. The Counties should not be prohibited from phasing out de facto commercial activities (i.e., transient vacation rentals) from residential neighborhoods. Please correct the problem that has been created by the current wording of HRS 46-4, which hamstring the Counties. Please have the confidence that the Counties will decide to act in the best interest of their residents. Please support SB 2964. Thank you, Carl Imperato Hanalei, HI

From: Beryl Blaich <punab4@gmail.com>
Sent: Monday, February 24, 2014 11:29 AM
To: PSMTestimony; tsm@capitol.hawaii.gov
Subject: Strong Support for SB 2964

Aloha Chair Espero, Vice Chair Baker and Chair Kahle and Vice Chair Keith-Agaran,

Please support this bill which will strengthen County capacity to fairly address the ever growing and disruptive commercial activity of single-family vacation rental units in residential neighborhoods as well as in "any area of zoning classification."

Clearly, family vacation rentals and units in the residential zone and, in my community of Kilauea, Kauai, the agricultural zone is a many faceted issue. Our family has enjoyed rental homes on the big Island, Molokai. I have friends who rent their beach homes, first of all to be able to pay property taxes on land they inherited.

But I have also witnessed the transformation of places as the numbers of vacation rentals has increased: displacement of long time residents, rising property values which tightened an already limited housing market, schools losing students, the need for more public police, ambulance and fire services which isn't fully paid for by property taxes.

Here on Kauai, residents, legislators and the Planning Department have worked over years to address TVRs in non vacation destination areas with only partial success. This bill provides a just tool to underpin the basic zoning principle of compatibility within a zoning district.

Thank you for your attention and work.
Respectfully,

Beryl Blaich

From: jim miholick <firebirdjim@gmail.com>
Sent: Monday, February 24, 2014 1:32 PM
To: PSMTestimony
Subject: testimony

James I Miholick
(909) 792-2313
24 February 2014

Subject: Please vote NO to SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. I oppose SB2964. It would cause extreme hardship to people moving and to visitors to our state.

Please vote NO to SB2964.

Sincerely,
James I Miholick

From: Elizabeth O'Malley <elizabethomalley@gmail.com>
Sent: Monday, February 24, 2014 12:34 PM
To: PSMTestimony; TSMTestimony
Subject: Please vote NO to SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. Please vote NO to SB2964.

My late husband and I have been involved with rentals for nearly 40 years. Our family business rents and manages over a dozen permitted properties on the Windward side. In all those years, we have been contributing members of our community and have complied with the County permit renewals. With regards to SB2964, why are the stakeholders not being contacted regarding such an important discussion? No one initiating this proposal asked for guidance from or opinions of rental owners whether legislation such as SB2964 is needed or even makes sense.

In the late 1980s the City and County of Honolulu reached a compromise regarding vacation rentals and B&Bs. SB2964 is not in the spirit of community and violates the County's 1989 agreement. We have not done anything to warrant permits to be revoked at the County's discretion. SB2964 simply is not right.

We have been contributing members of our community for decades, and good neighbors as well. What is the basis to phase us out?

Please vote NO to SB2964.

Sincerely,

Elizabeth O'Malley

David E Wartman Jr
650-349-7160

19 February 2014

Subject: **Please Vote No to SB2964**

Dear Committee Chair and Committee Members

Thank you for the opportunity to testify. I oppose SB2964.

I have visited Oahu twelve (12) times in the past and will visit again this year in October. One time I stayed in Waikiki and the rest of the times I have stayed in Kailua. In Kailua I stayed in vacation rentals provided by Kailua Beach Properties. It is worrisome to me that the Hawaiian Legislature is considering phasing out the vacation rentals that are in existence. The true Hawaiian experience is not staying in Waikiki, but in experiencing the island hospitality in a more relaxing environment. If this legislation is enacted and vacation rentals are eliminated in Hawaii, I will use my vacation money elsewhere.

Please vote NO to SB2964.

Sincerely,

From: Ken Holter <kenregholter@islc.net>
Sent: Thursday, February 20, 2014 5:01 AM
To: PSMTestimony
Subject: Please vote NO to SB2964

Dear Committee Chair and Committee members.

I wish to state that I oppose SB2964 and urge you to vote against it.

I live on the mainland, and have been coming to Hawaii every year for the last 15-20 years, as I have family there.

I have always rented a vacation house in the Kailua Beach area for two weeks, usually spending around \$5,000 in total expenses.

Please do not eliminate my future opportunity to continue renting a vacation house close to my family.

Thank you,

Ken Holter
22 Spring Island Dr
Okatie, SC 29909

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 20, 2014 6:20 AM
To: PSMTestimony
Cc: dwartmanjr@aol.com
Subject: Submitted testimony for SB2964 on Feb 25, 2014 14:45PM

SB2964

Submitted on: 2/20/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Sammy Wartman	Individual	Oppose	No

Comments: Our family visits Kailua, Oahu almost every year staying in cottages provided by Kailua Beach Properties. If vacation rentals are phased out, we will no longer go to Hawaii for our vacations. We do not like staying in hotels and prefer a more relaxed, homey rental cottage. Hawaii will end up with high rise hotels everywhere which will ruin the relaxed beauty of the place. PLEASE VOTE NO ON SB2964

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From: Nancy Harper <nancyharper@icloud.com>
Sent: Friday, February 21, 2014 5:06 AM
To: PSMTestimony
Subject: I-oppose SB2964 (the elimination of vacation rentals)

Date: Feb 21'2014

Subject: I vote NO to SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. I oppose SB2964.

My husband and I have been staying at vacation rentals:beach cottages in Kailua, Oahu and also on the Big island for over 25 years.

If Hawaii decides to eliminate vacation rentals, we will not be coming back.

We will look elsewhere..for vacation rentals in Mexico or the Caribbean to spend our winter vacation.

We love being able to stay in a beautiful residential area with a "home type"

feel. We can blend in with the locals, so It is like our second home...and we stay for 4-5 weeks every year.

We would never consider staying in a hotel for more than a week. Hotels are not homey or friendly..you are just a 'number', and all hotel rooms are the same..you could be anywhere

We have also referred many of our friends to these vacation rentals, and they have also become annual visitors. People tend to rent the same place each year as they know what to expect.

We contribute alot to your tourism economy.. we have a car rental for the whole time we are here, eat in your restaurants, shop and enjoy entertainment.

Please, please, do not eliminate vacation rentals. :-)

Thank you for your consideration.

Sincerely,
Nancy Harper

778-928-9116

Sent from my iPad

From: Alan Sieben <asieben@icloud.com>
Sent: Friday, February 21, 2014 6:03 AM
To: PSMTestimony
Subject: I oppose SB2964

21 Feb 2014

Subject: I oppose SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify.

I vote NO. to SB2964.

I was very surprised to hear about the proposed bill to eliminate vacation rentals.

I have been coming to Hawaii and renting properties for over 30 years.

I fell in love with Kailua, Oahu and consider it like my second home.

My wife and I come back every year and rent for 5 weeks.

(and we are planning for longer stays:

2-3 months as we head into retirement...within the next couple of years).

We love staying in a residential home instead of a hotel.

Kailua does not have any 'hotels' and that is what makes it such a very special unique place...

We don't like staying in hotels as it is not the same homey feel staying in a very small cramped space and having to take an elevator, and parking in an underground structure.

Hotels are not a good option for long term stays.

We much prefer to have our beautiful yard and lanai, enjoying the birds, and walking out our front door to a beautiful beach just steps away.

.(with parking outside my front door for my car rental).

What more can you ask for?

This is why we keep coming back.

There is also much more 'value for your money' in renting a vacation home or cottage..
.versus a hotel..

(It is less expensive to rent a vacation rental vs a hotel).

If Hawaii eliminates 'residential' vacation properties, we will look for another tropical

paradise...that has beach homes&cottages...for rent...
elsewhere in the world...
to spend our winter vacation.

Please reconsider this bill.

Sincerely,
Alan Sieben

604-915-9116

Sent from my iPad

From: Richard Werner <Richard.Werner@coins-global.com>
Sent: Friday, February 21, 2014 12:19 PM
To: PSMTestimony; TSMTestimony
Subject: Please Vote No to SB2964

Dear Committee Chairs and Committee Members,

My name is Richard Werner and my wife and I vacation at Kailua Rental properties for 2 months every year to enjoy our children who live here and enjoy the beauty and attractions of Oahu.

We are strongly opposed to SB2964, and cannot understand the rationale for such an undertaking, from either the perspective of the state (significant revenue loss), the visitors like us (probably not visit), or the rental property owners that provide excellent service and are licensed to provide such rentals. If some renters are violating their licenses, revoke those renter's licenses, but please do not penalize those renters such as Kailua Rental properties that are honoring the license provisions.

If something must be done in this regard, in addition to revoking the licenses of license violators, do not issue any future licenses, but preserve the rights of the licensors that are in good stead.

Richard L.

Werner

Richard Werner
Chairman

COINS The Construction Industry's Choice
Address: 6 Airport Park Blvd, Latham, NY 12110
T: 518-242-7200 518-229-1325 W: www.coins-global.com
Email: Richard.Werner@coins-global.com
Support Center: helpdesk@coins-global.com

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 21, 2014 2:27 PM
To: PSMTestimony
Cc: thomas.mcmahon@comcast.net
Subject: Submitted testimony for SB2964 on Feb 25, 2014 14:45PM

SB2964

Submitted on: 2/21/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Thomas McMahon	Individual	Oppose	No

Comments: Honorable Committee Members: I oppose SB 2964 (and its companion, HB 2176), which would allow the phase out of vacation rentals throughout Hawaii. We have been coming to Hawaii and renting houses for years. It is obvious that we represent a significant portion of the Hawaii tourist business, not simply in terms of rental income, but also income to all manner of retail and service providers such as restaurants, grocery stores and service providers. Therefore, it would appear evident that the rationale and interests behind this legislation should be vetted with full transparency. It is even more difficult to understand why this legislation, and its companion Bill in the House (HB2176, which has already cleared the House committee), appear to be moving with astonishing haste and with no real notice to the affected public. I cannot find anything on the internet about it other than the official legislative history, which does not give any explanation of the pros and cons. Can it be that homeowners who do not rent their houses are sufficiently angry and powerful to push this through under the radar screen? We have not sensed animosity from our neighbors, wherever we have rented (Kauai, Maui, Hawaii or Oahu). However, if this kind of legislation reflects animosity, or stirs it up, we will abandon Hawaii. We can always go back and rent houses in the Caribbean, where we were welcomed for over 30 years. Or Florida. Respectfully submitted, Thomas McMahon

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February 21, 2014

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. Please vote NO to SB2964.

I am part owner of one of Kailua's licensed vacation rentals. Our four charming older cottages on four adjacent lots have been vacation rentals for over 50 years. They are ideal for families, close to Kailua Beach, simple and comfortable, not like a resort or hotel. We have ample on site parking for our guests. Our rents are reasonable, and many of our guests are former Hawaii residents, or friends and family of local residents here to visit kama'aina in the area. Waikiki is not an option that these guests would choose, they want to be close to their friends and relatives. We do not cater to single night guests, instead most of our guests normally visit for a week or more. Many of our winter guests come each year and stay for several weeks, returning to Kailua as their winter home.

Vacation rentals and B&Bs are a vital part of the tourism sector. We are local families supporting our communities. Our guests shop and eat at local stores and restaurants. And as a vacation rental properties we pay the additional 9.25 % TAT tax, which is substantial income to the State of Hawaii.

If SB2964 is passed, and permitted vacation rentals are phased out, I'm not sure what we would do. You would be putting local families out of business. The State would lose significant tax revenue from the TAT tax alone. Local shops and restaurants in our communities would lose sales, and thus the State would lose additional GE tax revenue.

Please vote no on SB2964.

Sincerely,

Carol Naish

SB2964

Submitted on: 2/22/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Dan Distelhorst	Individual	Oppose	No

Comments: My wife and I oppose this bill since, as we understand it, it would eliminate vacation rentals. As former residents of the state (my wife, Elsa, taught at Kamehameha).we love returning here as much as we can and feel a connection to Hawaii. We had our first child here and owned our first home here. We now are retired in Spokane, Wa, but come to Oahu two months a year to live here then. We are not interested in a hotel experience, but rather living residentially, as we used to do. We hope we are good neighbors and we do contribute to the economy. Please don't remove this option for us. Sincerely, Dan & Elsa Distelhorst

February 23, 2014

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. I oppose SB2964.

The proposed amortization/elimination of vacation rentals will have a profoundly negative impact on local communities, families, and small business owners. We all know the importance of tourism to Hawai'i's economy, and vacation rentals allow local communities beyond Waikiki and the resorts to share in the economic benefits of our state's largest industry. Vacation rentals also allow visitors to experience and appreciate the many lovely communities of our Islands. Vacation rentals were grandfathered decades ago with good reasons and provide a key service within our communities.

Please vote NO on SB2964.

Sincerely,
David Bleckley

Subject: Please vote NO to SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. Please vote NO to SB2964.

I am part of a second generation family rental business. Learning at the knee of my father who helped broker the 1980's community compromise with the City and County of Honolulu, I am extremely disappointed to hear the State would allow the Counties to violate their decades old agreement.

Our rentals are an asset to the community. We accommodate returning kama'aina, relatives visiting local family, plus folks from all around the world. Our guests help the Hawaii economy, by shopping in local stores, eating in local restaurants, and paying taxes on their lodging, car rentals, and other purchases. Kama'aina families benefit from visitor spending in our local communities.

Please help protect vacation rentals and B&Bs into the future and encourage the Counties to do the same.

Please vote NO to SB2964.

Sincerely,

Angela Reed

Subject: Please vote NO to SB2964

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. Please vote NO to SB2964.

As a member of a family business who works in the rental industry, I find SB2964 to be disturbing and legally questionable. It's wrong in every facet.

I would hope that you would oppose any legislation that would violate a 25+ year agreement between property owners and the County. The property owners have been operating with permits and have done nothing wrong.

Please vote NO to SB2964.

Sincerely,

Shawn Reed

Dear Committee Chair and Committee Members,

Thank you for the opportunity to testify. Please vote NO to SB2964.

I grew up in a family rental business. We work 7 days a week caring for the properties and guests. Our rentals are well maintained, and our guests contribute significantly to Hawaii's economy. Visitors pay 4.5% GE tax on all their purchases plus an additional 9.25% TAT tax on accommodations. According to the Hawaii Tourism Authority, visitor expenditures in 2013 rose 2% from the prior year to \$14.5 billion dollars. Vacation rentals are part of this visitor spending, and according to a 2014 TripAdvisor survey, 61% of respondents travelling with families favor vacation rentals. After observing the benefits to the community, the number of people short term rentals employ, the tax benefits to the State and Counties, why would you want to jeopardize the livelihoods of local families?

Please vote NO to SB2964.

Sincerely,

Greg O'Malley

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 20, 2014 2:15 AM
To: PSMTestimony
Cc: 3836543@gmail.com
Subject: Submitted testimony for SB2964 on Feb 25, 2014 14:45PM

SB2964

Submitted on: 2/20/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Robert R. Ellison	Individual	Comments Only	No

Comments: 20 February 2014 Dear Committee Chair and Committee Members, Thank you for the opportunity to testify. I oppose SB2964. This is a misguided bill, driven by misinformation and to a great extent by petty jealousy. I have owned a licensed vacation rental on Oahu, which has been in use as a vacation rental since several years before licensing was required. My neighbors have never complained about the vacation rental status of the property, because they know the tenants there are far less disruptive to the neighborhood than the neighbors they might end up with if the property was a long term rental. Oftentimes the vacation renters are visiting family members of Oahu residents to don't have room for visitors in their homes, and don't want to send their guests to Waikiki, particularly when they have come for family graduations, funerals, etc. I own the home exactly next door to the licensed vacation rental and lived in it for twelve years, and rarely even heard the vacation renters next door. I preferred having a vacation rental house next door because it was LOWER impact than long term renters. The vacation renters almost never had more than one rental car. They tended to be out sightseeing most of the time, rather than even being around the neighborhood. They also spend a lot of money supporting local businesses, particularly restaurants and shops. Financially, I would be better off renting the property on a long term basis, but I preferred having quiet, non-problem vacation renters next door. The most common complaint about vacation rentals is that they overuse the local infrastructure such as beach parks, roads, etc. On the whole, the exact opposite is true, since vacation rentals are occupied many fewer days during the year than long term renters, particularly during the two off seasons (Sep-early Nov and April-May). The guests tend to be very low-key, polite and relatively mature tourists. They simply do not cause problems for the neighbors around them. They don't collect junk cars in the yard or turn properties into crack houses. They don't make excessive noise or throw loud, late night parties. Owners maintain them well to be able to rent to tourists who always have the option of staying in Waikiki hotels but don't want to. Before yet another assault on licensed vacation rentals is launched, there should at least be an objective study of real problems, not just petty assertions of problems by those who don't think it is fair for someone else to earn short term rental income. The C&C of Honolulu has a list of all licensed vacation rentals on Oahu. How about someone compare the crime reports and noise and other disturbance complaints from those properties versus the same statistics for homes at large on Oahu? I'm sure the rate would be far far less for the vacation rentals. If no such objective studies are done that show there truly are actual, real problems with licensed vacation rentals, the State of Hawaii and the C&C of Honolulu should do nothing to disrupt these small operations that cater to visitors and contribute to the local economy. Please vote NO to SB2964. Sincerely, Robert Ellison

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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SB2964

Submitted on: 2/23/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
David Mortensen	Individual	Comments Only	No

Comments: Dear Committee Chair and Committee Members Thank you for the opportunity to testify. I oppose SB 2964. As a life long resident in the Kailua area I firmly believe that there is a need for legalized vacation rentals. From Waimanalo to Kahuku there are no hotel or motel type housing that allow Hawaii's visitors a place to enjoy the Windward side of our island. Having had thru the years many mainland family and friends visit us, these legalized vacation rentals provide a great alternative to Waikiki Hotels, high prices and extended travel time. Please vote "NO" to SB 2964.....Mahalo, David Mortensen

SB2964

Submitted on: 2/23/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
caren diamond	Individual	Comments Only	No

Comments: Testimony in Strong Support of SB 2964 Aloha, please support SB 2964. On Kauai, areas like Haena and Hanalei have turned into de facto resorts with no planning, no Special Management Area permits, and no safe route for evacuation in times of emergency. Though the zoning and general plan for this area only allowed low density residential use in large part due to too many known hazards, this area now functions as a horizontal resort across the most beautiful coast of the North Shore. The accumulated impacts have caused a loss of place and nowhere for residents to live while creating hazards for visitors and residents. Supporting this measure will allow the county to regain some control in safe planning and reduce the hazards for residents and visitors alike. Mahalo for your support, Caren Diamond

SB2964

Submitted on: 2/24/2014

Testimony for PSM/TSM on Feb 25, 2014 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Emily	Individual	Comments Only	No

Comments: Aloha, I am writing in very strong support of SB 2964. Vacation rentals have caused detrimental impacts to our small community of Ha'ena on Kauai and this bill will provide a way for Kauai County to regulate the inundation of vacation rentals. Vacation rentals have proliferated to such an extreme in my neighborhood that residents have been displaced and replaced by a steady stream of tourist visitors staying in Vacation rentals. Our small residential community has turned into a resort destination, we are in extreme need of help to restore Ha'ena into a residential neighborhood. I strongly support SB 2964 and urge the passage of this bill! Thank you, Emily DeVille