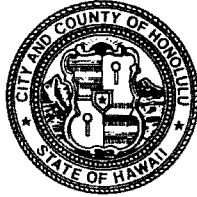


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

February 13, 2018

The Honorable Donovan Dela Cruz, Chair
and Members of the Committee on Ways and Means
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Committee Members:

Subject: Senate Bill No. 3089
Relating to Certificates of Conveyance

The Department of Planning and Permitting (DPP) **supports** Senate Bill No. 3089, which will allow counties the option to enact ordinances that require the grantor of real property to include in the certificate or certificates of conveyance a statement to disclose whether short-term rentals are allowed on said property. The counties shall determine the definition of "short-term rental" in its zoning or land use ordinances.

This Bill will help in our efforts to enforce and reduce the number of illegal short-term rentals on Oahu. This Bill also will make clear to potential home buyers whether they can legally use the home as an income-producing investment.


Thank you for this opportunity to testify.


Very truly yours,


A handwritten signature in black ink that reads "Kathy Sokugawa".

Kathy K. Sokugawa
Acting Director



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Honolulu, HI 96817

February 13, 2018

The Honorable Donovan Dela Cruz, Chair
Senate Committee on Ways and Means
State Capitol, Room 211
Honolulu, Hawaii 96813

LATE

RE: Senate Bill 3089, Relating to Certificates of Conveyance

HEARING: Tuesday, February 13, 2018, at 10:30 a.m.

Aloha Chair Dela Cruz, Vice Chair Keith-Agaran and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, here to testify on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its almost 9,500 members. HAR **opposes** Senate Bill 3089, which allows counties to enact ordinances that require the grantor of real property to include in the certificate or certificates of conveyance a statement regarding whether granted real property that is located within the county may be used for short-term rentals under the county's zoning or land use ordinances.

Property owners are often unfamiliar with the complexities of short-term vacation rentals, county zoning and land use ordinances. Placing the responsibility on the seller to verify that a property can be used for short-term vacation rentals, may not be the best party for that verification.

Furthermore, it can take years before a property is sold. Regulations, zoning and land use ordinances also change over time. A short-term vacation rental that is okay today, may not be 10 years from now. As such, a statement in the certificate of conveyance is not the best way to verify compliance of a property for short-term vacation rental usage.

Mahalo for the opportunity to testify on this measure.

