

STAND. COM. REP. NO. 711

Honolulu, Hawaii

FEB 17, 2023

RE: H.B. No. 84

H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2023
State of Hawaii

Sir:

Your Committee on Water & Land, to which was referred H.B. No. 84, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO COUNTIES,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Make explicit the counties' authority to enact ordinances to amortize or phase out permitted, nonconforming, or otherwise allowed short-term rentals in any zoning classification; and
- (2) Include swapping, bartering, or exchange of a residential dwelling in the definition of "short-term rental".

Your Committee received testimony in support of this measure from the Department of Planning and Permitting of the City and County of Honolulu, Keep It Kailua, Hawaii Lodging & Tourism Association, and three individuals. Your Committee received testimony in opposition to this measure from Airbnb, Ocean Breeze Hideaway, Lezarde Travel LLC, Lahaina Sun Villa, Experience Volcano Hawai'i, David M W Adams Inc., Seas The Day 022, A&J Management Team LLC, Rainbow Inn, The Ohana Aina Association, Hilo Homes, Maui Paradise Properties, Rental By Owner Awareness

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Association, Kihei Oasis, Private Homes Hawaii, Maui Vacation Rental Association, The Viewhouse in Lanikai, Ali'i Resorts LLC, 808 Buddha LLC, Kona Coast Property Management, Destination Residences Hawaii, Vertigo Associates, Friends of Kuilima, Maui Chamber of Commerce, Hawaii Legal Short Term Rental Alliance, Hale Kiana BnB, Maui Professional Rental Management Association, and numerous individuals. Your Committee received comments on this measure from the Hawai'i Tourism Authority and one individual.

Your Committee finds that from 2009 to 2019, the State experienced an increase in visitor arrivals from six million to over ten million, a 59.5 percent increase in arrivals without a corresponding increase in accommodations. These additional visitors likely stayed in non-traditional units, including short-term vacation rentals. This measure supports county zoning efforts and enforcement by allowing the counties to eliminate short-term rentals on residential and agricultural zoned lands.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 84, H.D. 1, and recommends that it be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on
behalf of the members of the
Committee on Water & Land,


LINDA ICHIYAMA, Chair



