

JOSH GREEN M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR



GARY S. SUGANUMA  
DIRECTOR

KRISTEN M.R. SAKAMOTO  
DEPUTY DIRECTOR

STATE OF HAWAII  
**DEPARTMENT OF TAXATION**

Ka 'Oihana 'Auhau  
P.O. BOX 259

HONOLULU, HAWAII 96809  
PHONE NO: (808) 587-1540  
FAX NO: (808) 587-1560

**TESTIMONY OF  
GARY S. SUGANUMA, DIRECTOR OF TAXATION**

**TESTIMONY ON THE FOLLOWING MEASURE:**

S.B. No. 2919, Relating to Property

**BEFORE THE:**

Senate Committees on Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and Public Safety and Intergovernmental and Military Affairs.

**DATE:** Friday, February 2, 2024

**TIME:** 9:35 a.m.

**LOCATION:** State Capitol, Room 229

Chairs Keohokalole, DeCoite and Wakai; Vice-Chairs Fukunaga, Wakai and Elefante; and Members of the Committees:

The Department of Taxation ("Department") offers the following comments regarding S.B. 2919 for your consideration.

S.B. 2919 makes multiple changes to laws governing short-term rentals, including amending the definition of "transient accommodations" in section 237D-1, Hawaii Revised Statutes (HRS), to include the furnishing of "shelter" and the letting of vehicles including, or advertised as including, sleeping accommodations. The bill is effective July 1, 2024.

The Department requests that the effective date for the changes in section 3 of the bill be delayed until January 1, 2025. This will provide the Department sufficient time to make the necessary form changes.

Thank you for the opportunity to provide comments on this measure.



# LAND USE COMMISSION

*Komikina Ho'ohana 'Āina*

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
*Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i*

**JOSH GREEN, MD**  
GOVERNOR

**DANIEL E. ORODENKER**  
EXECUTIVE OFFICER

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804  
Email Address: dbedt.luc.web@hawaii.gov

Telephone: (808) 587-3822  
Fax: (808) 587-3827  
Website: luc.hawaii.gov

February 2, 2024

Statement of  
**Daniel E. Orodenker**  
**Executive Officer**  
State Land Use Commission

Before the  
**Senate Committee on**  
**Water and Land**

Friday February 2, 2024  
9:35 AM  
State Capitol, Room 229

In consideration of  
**SB 2919**  
**RELATING TO PROPERTY**

Chairs Keohokalole, DeCoite, and Wakai; Vice Chairs Fukunaga, Wakai, and Elefante; and members of the Senate Committees on Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and, Public Safety and Intergovernmental and Military Affairs:

The Land Use Commission (LUC) has the following concerns on SB 2919 which would establish a regulatory scheme for short-term rentals of dwelling units under the Department of Commerce and Consumer Affairs and expand the zoning powers of counties with respect to such rentals.

The LUC has concerns about the potential for abuse and the impact this may have in the State Agricultural District where farm dwellings and farm worker housing could be converted into transient rentals. We recommend careful consideration of the language in the current and any subsequent versions that might adversely affect the integrity of the purposes of the State Agricultural District and the ability of the counties to enforce them.

Thank you for the opportunity to testify on this matter.

Council Chair  
Alice L. Lee

Vice-Chair  
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Tom Cook  
Gabe Johnson  
Tamara Paltin  
Keani N.W. Rawlins-Fernandez  
Shane M. Sinenci  
Nohelani U'u-Hodgins



Director of Council Services  
Traci N. T. Fujita, Esq.

Deputy Director of Council Services  
David M. Raatz, Jr., Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

February 1, 2024

SENATE COMMITTEE ON COMMERCE & CONSUMER PROTECTION  
Senator Jarrett Keohokalole, Chair • Senator Carol Fukunaga, Vice Chair

SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, & TOURISM  
Senator Lynn DeCoite, Chair • Senator Glenn Wakai, Vice Chair

SENATE COMMITTEE ON PUBLIC SAFETY & INTERGOVERNMENTAL & MILITARY AFFAIRS  
Senator Glenn Wakai, Chair • Senator Brandon J.C. Elefante, Vice Chair

Conference Room 229 & Videoconference  
Friday, February 2, 2024  
9:35 AM

**SUBJECT: STRONG SUPPORT OF SB2919, RELATING TO PROPERTY**

Aloha e Chairs, Vice Chairs, and honorable committee members,

Mahalo for this opportunity to testify in *strong support* of SB2919, which establishes certain State regulations for short-term vacation rentals, allows the counties to adopt zoning ordinances and regulations for the amortization or phasing out of certain lands or structures, and applies the transient accommodations tax to shelters and vehicles with, or advertised as including, sleeping accommodations.

The following are two amendments that I believe will better clarify the legislature's intention regarding transient vacation rental units:

- 1) On page 20, line 7, add "**Each county has the authority to define transient vacation rental units in their zoning code.**"
- 2) On page 20, line 10, add "**Nonconforming transient vacation rental units will not be considered residential use as provided in the section.**"

As acknowledged in 6A of the Shelter Working Group’s summary of findings, “the primary challenge to securing permanent housing for displaced families is the lack of available housing stock.” In 1C of its findings, it recognized that “Maui and Kaua‘i have lost existing housing stock, likely due to out-of-state owners leaving units vacant and converting housing stock to vacation rentals. The impact of short-term rentals is most significant on Kaua‘i and Maui, with 15% of the housing stock consisting of vacation rentals and many of the units highly concentrated in certain towns, including Lahaina.”

There are over 2,200 units in West Maui used as transient vacation rental (TVR) units in the apartment-zoned district alone, and an overall average of 1 in 3 housing units in Lahaina was a TVR. Many of these TVR units were once workforce and long-term housing units. This bill will help our county return many of these units back to our full-time residents.

Opponents of this initiative have argued that the legislature should not pass this bill because of the potential loss to county revenue. While there may be some revenue loss, if the over 12,000 vacation rentals were housing residents instead of tourist on Maui, that would be 12,000 less housing units the County would need to construct. Furthermore, the amount TVRs are charging to house our fire survivors is atrocious. Maui Hale Match estimated it would cost \$103.5 million in rental assistance to cover the financial gap for 3,000 families for just one year.

Bedrooms	Median STR Income per Month
1	<b>\$4,687</b>
2	<b>\$6,370</b>
3	<b>\$8,181</b>

*Source: Maui Hale Match, October 2023*

Last December, the federal court in *Hawai‘i Legal Short-Term Rental Alliance v. City and County of Honolulu* stated: “As the Court has already explained at length, such “residential use” includes rentals of 30 days or longer.”

It’s unclear if the federal court considers tourists who stay here for 31 days or longer as residents. Our Maui County Code defines TVRs as an “occupancy of a dwelling or lodging unit by transients for any period of less than one hundred eighty days,” which may create a conflict with Maui County’s law and the judge’s interpretation. Clarifying that counties have the explicit authority to define a TVR unit would help.

In his testimony in regards to HB1838 (2024), the attorney representing AirBnB claimed that even if its lodging for one day, he considers that “residential use,” and refers to this measure a taking.

The federal court in *Flint v. County of Kauai (2021)* stated, “underlying regulatory takings jurisprudence is the understanding that the state must be afforded broad latitude to regulate for the public good.” That the courts will consider the three factors, “to determine whether a regulatory action is functionally equivalent to the classic [physical] taking.”

The court further stated that, “a regulation does not constitute a “taking” under Fifth Amendment, if the regulation does not deny landowner all economically viable use of property and if the regulation substantially advances a government interest.”

I don’t think anyone would argue that securing shelter for over 7,000 residents after a fire devastatingly burned down the town of Lahaina is not a substantial government interest. Even prior to the fire, on July 17, 2023, Governor Josh Green issued an Emergency Proclamation Relating to Housing, declaring that Hawai‘i is in a state of emergency because of the shortage of housing.

Passing SB2919 this session would simply empower each county to determine what is in the public good for their respective county. We should not be held prisoner to the decisions past policymakers made based the information they had at the time. We have the benefit of observing the consequences of those decisions, and it is our responsibility to craft laws in response to those observations to prevent further harm to our people. Laws are not meant to be stagnant, its meant to evolve as our environment and needs evolve.

It is critical to our counties that the legislature affirm that it does not recognize transient vacation rentals as residential use. It is commercial use. Mahalo for the opportunity to testify in *strong support* of SB2919.

Me ke aloha,

A handwritten signature in black ink, reading "Keani Rawlins-Fernandez". The signature is written in a cursive, flowing style.

Keani Rawlins-Fernandez  
Councilmember

Council Chair  
Alice L. Lee

Vice-Chair  
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Tom Cook  
Gabe Johnson  
Tamara Paltin  
Keani N.W. Rawlins-Fernandez  
Shane M. Sinenci  
Nohelani U'u-Hodgins




Director of Council Services  
David M. Raatz, Jr., Esq.

Deputy Director of Council Services  
Richelle K. Kawasaki, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

January 31, 2024

TO: The Honorable Jarrett Keohokalole, Chair, and  
Members of the Senate Committee on Commerce and Consumer Protection  
The Honorable Lynn DeCoite, Chair, and  
Members of the Senate Committee on Energy, Economic Development, and  
Tourism  
The Honorable Glenn Wakai, Chair, and  
Members of the Senate Committee on Public Safety and Intergovernmental  
and Military Affairs

FROM: Alice L. Lee  
Council Chair 

SUBJECT: **HEARING OF FEBRUARY 2, 2024; TESTIMONY IN SUPPORT OF  
SB2919, RELATING TO PROPERTY**

Thank you for the opportunity to testify in **support** of this measure, which would:

- expand the counties' zoning authority,
- authorize the counties to regulate online hosting platforms for transient accommodations, and
- expand the scope of the transient accommodations tax law to include certain shelters and vehicles with sleeping accommodations.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support** this measure for the following reasons:

1. The increased prevalence of online hosting platforms that offer transient accommodation rentals has posed challenges to monitoring and regulating their operations and collecting associated tax revenue.
2. Without the ability to regulate these hosting platforms, the County does not have the adequate authority to guarantee the health and safety procedures that are required to protect consumers.

3. Transient accommodations in vehicles, such as campervans, have been on the rise, but the County has limited ability to regulate their use or tax them appropriately.
4. Land-use decisions are best made at the county level, where the councils are able to make policy decisions that balance competing interests while responding to constituents' concerns. I am confident the counties will prudently exercise their authority under this measure. I do not believe a prohibition or moratorium on transient accommodations is warranted, and I would not seek to impose them. All forms of transient accommodations provide revenue to the State and counties.

For the foregoing reasons, I **support** this measure.



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I  
OFFICE OF THE DIRECTOR  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
KA 'OIHANA PILI KĀLEPA  
335 MERCHANT STREET, ROOM 310  
P.O. BOX 541  
HONOLULU, HAWAII 96809  
Phone Number: (808) 586-2850  
Fax Number: (808) 586-2856  
cca.hawaii.gov

JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

NADINE Y. ANDO  
DIRECTOR | KA LUNA HO'OKELE

DEAN I HAZAMA  
DEPUTY DIRECTOR | KA HOPE LUNA HO'OKELE

**Testimony of the Department of Commerce and Consumer Affairs**

**Before the**  
**Senate Committee on Commerce and Consumer Protection,**  
**Senate Committee on Energy, Economic Development, and Tourism, and**  
**Senate Committee on Public Safety and Intergovernmental and Military Affairs**  
**Friday, February 2, 2024**  
**9:35 a.m.**  
**Room 229 and Videoconference**

**On the following measure:**  
**S.B. 2919, RELATING TO PROPERTY**

Chairs Keohokalole, DeCoite, Wakai, and Members of their Committees:

My name is Ty Nohara, and I am the Commissioner of Securities and the head of the Department of Commerce and Consumer Affairs' Business Registration Division (BREG). BREG offers comments on this bill.

The purposes of this bill are to: (1) establish and appropriate funds for a regulatory scheme for short-term rentals of dwelling units under the Business Registration Division of the Department of Commerce and Consumer Affairs; (2) expand the zoning powers of counties; (3) expand the scope of the transient accommodations tax law to include certain shelters and vehicles with sleeping accommodations; and (4) declare that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.

BREG has the following concerns about the bill's designation of, and delegation to, BREG as the entity that will regulate, enforce, and report on the requirements set forth in the bill for all short-term rental dwelling units in the State of Hawaii:



1. BREG's primary function is the registration of business entities in Hawaii, a ministerial task, and not the regulation of businesses. In performing its duties, BREG does not verify the correctness or validity of the information submitted by an entity, determine whether the entity has complied with the Hawaii laws applicable to the entity's creation and existence, or impose any penalties for non-compliance.

2. This bill would be outside the scope and ability of BREG by requiring it to perform regulatory duties that include:

- Determine whether a short-term rental (STR) dwelling unit is safe for occupancy;
- Verify the occupancy classification of the STR building or dwelling unit;
- Create, maintain, and publish a prohibited buildings list of all addresses of:  
(a) any building or dwelling unit whose owner has notified BREG that no STRs are permitted, and (b) of public housing buildings; and verify that a building does not appear on the prohibited buildings list;
- Verify that a STR applicant who uses a hosting platform to list a dwelling unit has provided the required information for the listing to BREG, prior to using the listing to enter into a STR agreement;
- Verify that the STR dwelling unit is not in public housing;
- Verify that the STR dwelling unit is not a rooming unit;
- Notify the owner of the STR dwelling unit and of the building that BREG has received an application for a STR registration; and
- Notify each hosting platform disclosed by the STR registrant as listing a building or unit that a STR registration has been revoked.

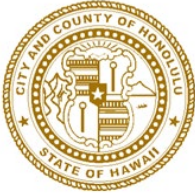
3. This bill would also change the purpose, focus, and role of BREG by appearing to designate BREG as the entity that will verify and enforce certain requirements placed upon registered hosts and hosting platforms, such as: (a) the host's presence on the premises for the duration of the short-term rental of the unit, (b) information that must be posted and maintained in a STR building and/or dwelling unit, and (c) information that must be included in any advertising of the STR. In addition, the bill does not make clear what other agency(ies), division(s), or department(s), shall verify and enforce such requirements.

4. The Counties would be more effectively positioned to regulate and enforce the short-term rental laws enacted or to be enacted within their respective communities. This bill involves issues such as zoning, land use, and permitting, that may already be addressed by current and future County ordinances pertaining to STRs. For example, the City and County of Honolulu's Department of Permit and Planning has in place a regulatory scheme for the registration of bed and breakfast homes and transient vacation units, as well as for hosting platforms and booking services. See §§ 21-5.730 and 21-2A.20 of the Revised Ordinances of Honolulu.

It should be noted that New York City's Short-Term Rental Registration Law, cited in the bill as "a potential model for emulation," is limited to dwelling units within its municipal boundaries, and does not apply state-wide. Moreover, New York City has tasked a specific agency, the Mayor's Office of Special Enforcement, to perform the regulatory and enforcement duties under that law.

In short, BREG believes that the requirements and concerns raised in this bill would be best addressed by an agency/entity that will have as its sole focus the responsibility to regulate and enforce short-term rentals in Hawaii.

Thank you for the opportunity to testify on this bill.



# HONOLULU CITY COUNCIL

*KE KANIHELA O KE KALANA O HONOLULU*

530 S. KING ST. STE. 202, HONOLULU, HI 96813

**TOMMY WATERS**  
CHAIR & PRESIDING OFFICER  
*LUNA HO'OMALU*  
HONOLULU CITY COUNCIL  
DISTRICT IV  
TELEPHONE: (808) 768-5004  
FAX: (808) 768-1220  
EMAIL: [tommy.waters@honolulu.gov](mailto:tommy.waters@honolulu.gov)

The Honorable Jarrett Keohokalole, Chair  
and Committee Members of Commerce & Consumer Protection, Energy Economic  
Development & Tourism, and Public Safety & Intergovernmental & Military Affairs  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chairs Keohokalole, DeCoite, Wakai, and Committee Members:

## **Subject Senate Bill 2919 – RELATING TO PROPERTY**

I wish to submit my **SUPPORT** for SB2919.

We must make conscious decisions on where we allow temporary vacation rentals, the regulations they must adhere to, and how many units we allow for in our communities statewide. Providing the state and counties with the necessary tools to more effectively manage vacation rentals while still allowing each county to right-size the use of vacation rentals at the local level is critical in ensuring that these rentals can be utilized where appropriate while at the same time allowing us to more adequately address the impact they have on our housing market and communities.

The fact remains that while we as a state rely heavily upon tourism, we must ensure the protection of our communities and that these properties that were never intended to be quasi-hotels remain homes for our residents. Reigning in the preponderance of temporary vacation rentals statewide, investing in infrastructure, and continuing to invest in the development and refurbishment of affordable housing at the state and county levels are all critical components in solving our state's affordable housing crisis. We can and must do more at all levels of government.

I thank you for your favorable consideration of this measure.

Mahalo piha,

A handwritten signature in black ink that reads "Tommy Waters". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tommy Waters  
Honolulu City Council, Chair



January 31, 2024

The Honorable Jarrett Keohokalole, Chair of the Senate Committee on Commerce and Consumer Protection,

And,

The Honorable Lynn Decoite, Chair of the Senate Committee on Economic Development and Tourism,

And,

The Honorable Glenn Wakai, Chair of the Senate Committee on Public Safety and Intergovernmental and Military Affairs,

Regarding: Testimony in: **Strong Support for SB2919 - Regulation of Short Term Rentals**

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai and Honorable Members of the joint Committees,

My name is Jerry Gibson, President of the Hawai'i Hotel Alliance, writing to express our strong support for SB2919. This legislation is crucial in addressing the negative impact of short-term rental challenges (STRs) in Hawaii, an issue that demands immediate attention.

The significant disparity between Hawai'i DBEDT 2022 number of 15,382 STRs in Hawai'i and the actual count of 89,693 legal and illegal short-term rentals (see attached reports from alltherooms.com) underscores the urgency of reining in this industry. With a potential excess of approximately 74,000 illegal short-term rentals that are unpermitted units, the detrimental effects on affordable housing are profound.

While hotels contribute significantly to our communities, providing employment and tax revenue, the unchecked growth of STRs has hindered efforts to address affordable housing needs. Despite past legislative efforts, the number of STR units continues to rise, reaching alarming levels on Maui (12% of all housing units) and Kauai (14%).

SB2919 presents an opportunity to rectify this situation. By eliminating STRs and third-party illegal rental sites, we can reclaim housing for our people just like New York and

The Honorable Jarrett Keohokalole, Chair of the Senate Committee on Commerce and Consumer Protection

The Honorable Lynn Decoite, Chair of the Senate Committee on Economic Development and Tourism,

The Honorable Glenn Wakai, Chair of the Senate Committee on Public Safety and Intergovernmental and Military Affairs,

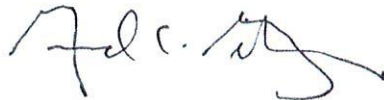
Page 2

Palm Springs has done. This legislation offers a tangible solution to bring down housing prices, establish a reasonable pricing structure, and transform misappropriated housing into homes for our communities.

In the aftermath of the devastation in Lahaina, the urgency to act is clear. On Maui, we have the means to deactivate third-party sites and provide housing for thousands. The Hawai'i Hotel Alliance stands united with our members, employees, IWLU Union and Local 5 Union and the people of Hawai'i, urging the swift passage of this critical legislation.

Thank you for your attention to this pressing matter.

Mahalo,

A handwritten signature in black ink, appearing to read "Jerry Gibson". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Jerry Gibson, President  
Hawai'i Hotel Alliance  
Jerry@hawaiihotelalliance.com

JG:dk  
Attachments

# Market Characteristics

[Go to Data D...](#)

SELECT MARKET \*

Hawaii, Hawaii, United States of America - state

Provider

(4) airbnb, booking, homeaw...

## Filters



Property Type

Select values

Instant Book

(3) True, Fals...

Sleeps

min - max

Min Cap...

Max Ca...

Beds

0 - 10

Number Of Reviews

min - max

Is Managed

(2) True, False

Is Active

False  True

Rooms

min - max

Min Stay Length

Max Sta...

Bathroom...

(... x

Rating

0 - 100

Revenue LTM

\$1.03B

Average Daily Ra...

\$325.72

Average Active S...

28,538

Booked Nights L...

3,161,482

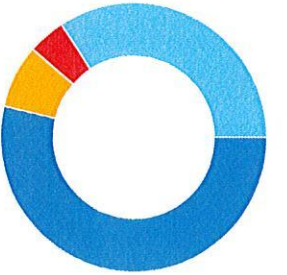
Hosts

14,688

Properties

89,693

## Provider Listing Distribution



airbnb  
booking  
homeaway  
vrbo

## Rooms



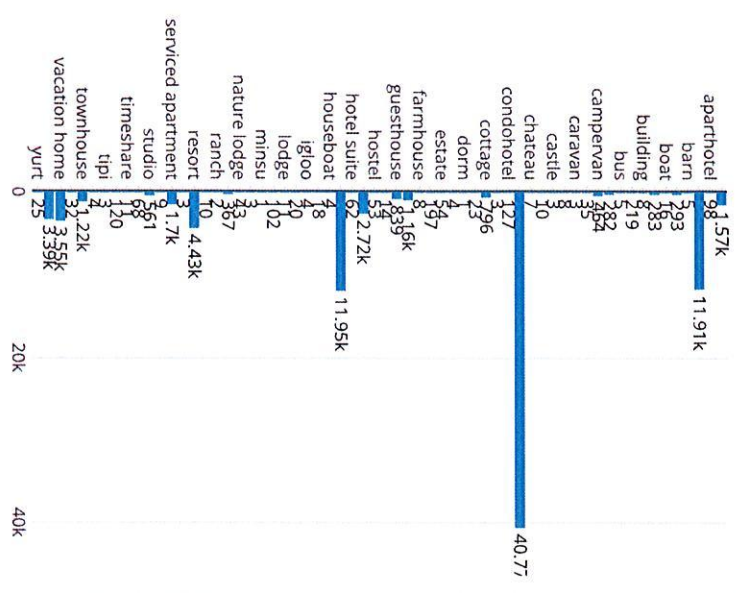
0 — 10.56k (11.78%)  
1 — 36.53k (40.72%)  
2 — 27.27k (30.40%)  
3 — 10.05k (11.21%)  
4 — 3.45k (3.84%)  
5 — 1.05k (1.17%)  
6 — 517 (0.58%)  
7 — 107 (0.12%)  
8 — 67 (0.07%)  
9 — 16 (0.02%)  
10 — 18 (0.02%)  
11 — 4 (0.00%)  
12 — 4 (0.00%)

## Sleeps

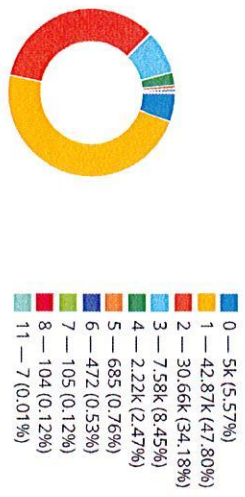


0 — 1.72k (1.92%)  
1 — 798 (0.89%)  
2 — 14.71k (16.40%)  
3 — 4.4k (4.91%)  
4 — 31.43k (35.04%)  
5 — 3.41k (3.80%)  
6 — 19.65k (21.91%)  
7 — 1.1k (1.22%)  
8 — 7.13k (7.95%)  
9 — 337 (0.38%)  
10 — 1.91k (2.13%)  
11 — 169 (0.19%)  
12 — 1.51k (1.69%)

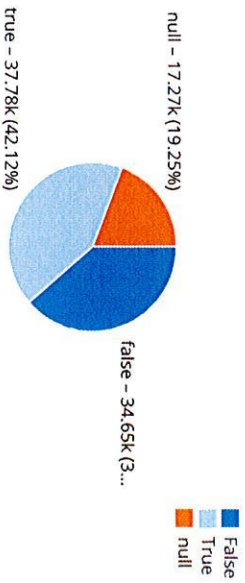
# Property Types



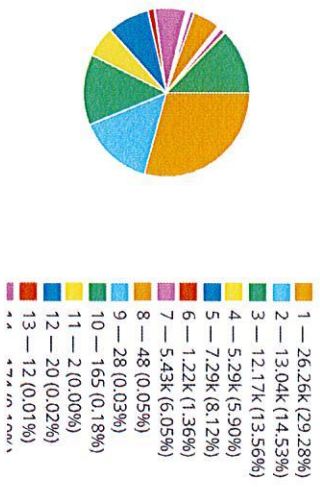
# Bathrooms



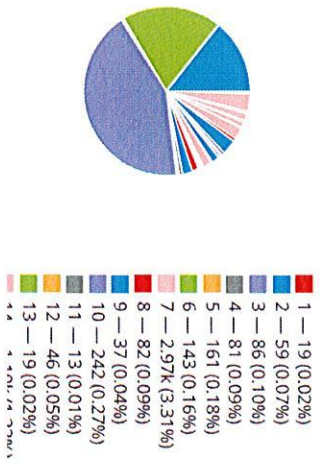
# Is Super Host



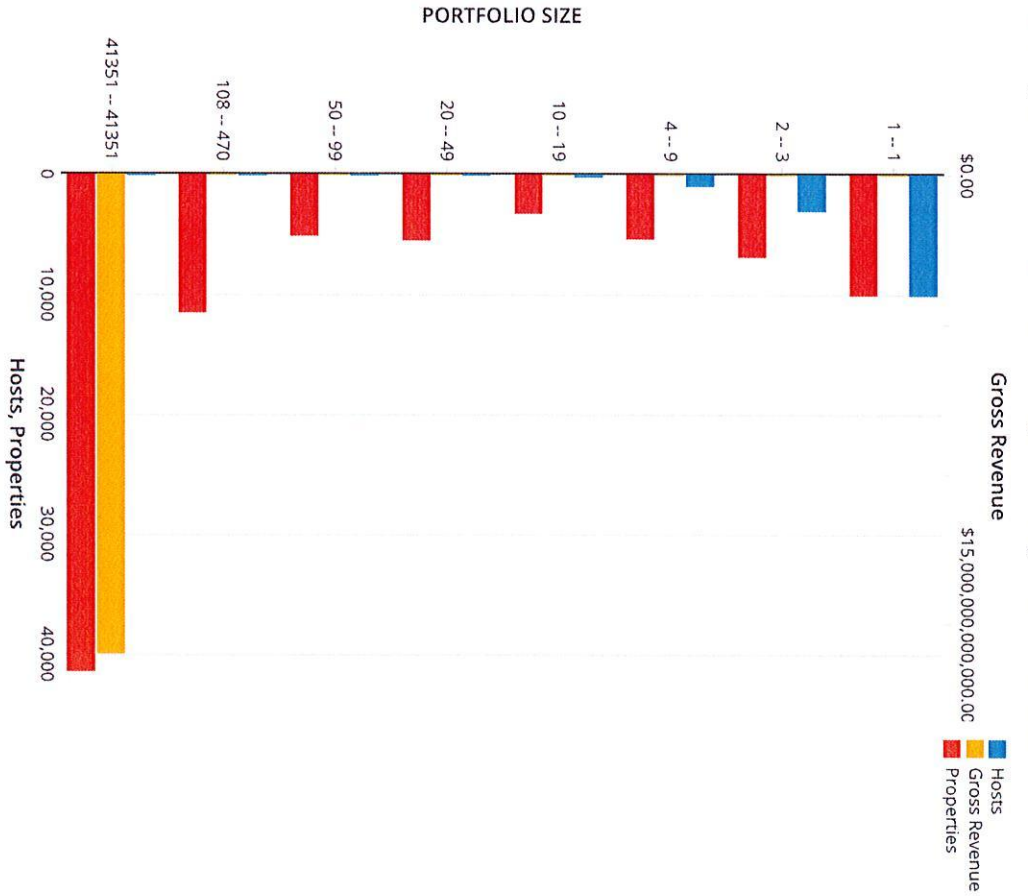
# Min Length Stay



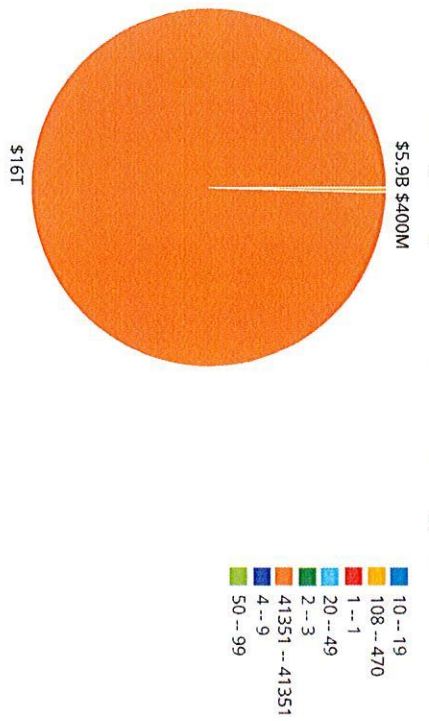
# Max Length Stay



# Hosts, Gross Revenue and Properties by Portfolio Size



# Gross Revenue by Properties Under Management



# Property Operator Groups by Revenue by Portfolio Size

Portfolio Bin Group	Hosts SIZE	PORTFOLIO	Gross Revenue	Properties
2	10,082 1 -- 1		\$210,523,372.21	10,082
3	3,043 2 -- 3		\$402,978,986.45	6,911
4	1,010 4 -- 9		\$687,054,167.61	5,436
5	248 10 -- 19		\$1,107,146,523.15	3,366
6	178 20 -- 49		\$3,668,138,336.17	5,549
7	75 50 -- 99		\$5,862,010,764.75	5,229
8	52 108 -- 470		\$62,110,669,838.79	11,587
9	0 41351 -- 41351		\$16,034,481,705,673.47	41,533



# Market Characteristics

[Go to Data D...](#)

Selected Market Boundary

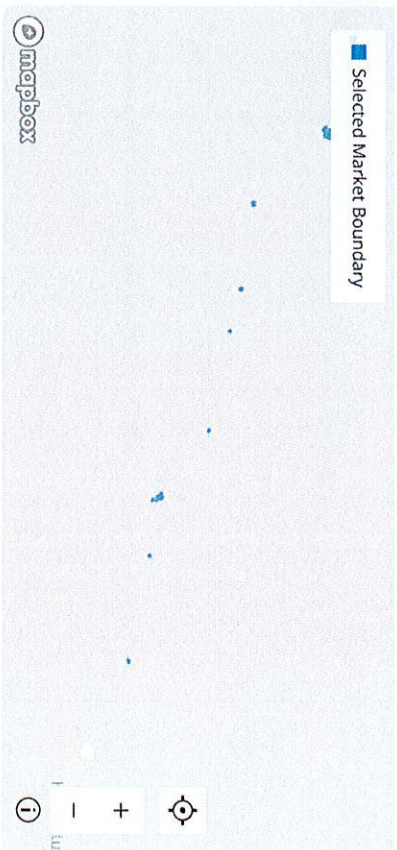
SELECT MARKET\*

Honolulu County, Hawaii, United States of America - C... x

Provider

(4) airbnb, booking, homeaw... x

## Filters



Property Type

Select values

Instant Book

(3) True, Fals...

Sleeps

min - max

Min Cap...

Max Ca...

Beds

11 - 11

Number Of Reviews

min - max

Is Managed

(2) True, False

Is Active

False  True

Rooms

min - max

Min Stay Length

Max Sta...

Bathroom...

(... x

Rating

0  100

Revenue LTM

\$530M

Average Daily Ra...

\$333.51

Average Active S...

11,351

Booked Nights L...

1,589,427

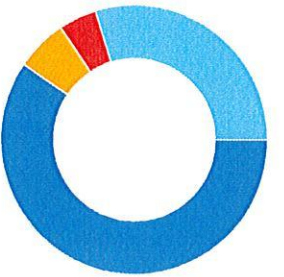
Hosts

5,345

Properties

25,281

## Provider Listing Distribution



airbnb  
booking  
homeaway  
vrbo

## Rooms



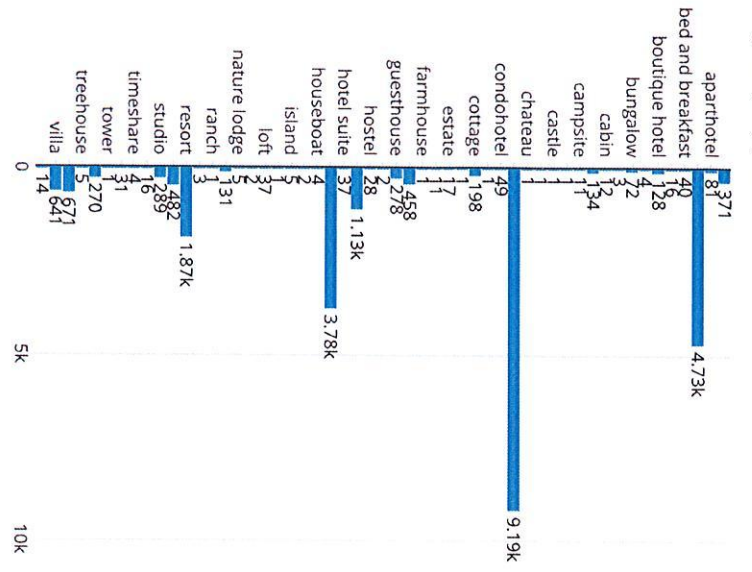
0 — 5.16k (20.40%)  
1 — 11.28k (44.60%)  
2 — 4.69k (18.56%)  
3 — 2.44k (9.67%)  
4 — 1.07k (4.23%)  
5 — 366 (1.45%)  
6 — 143 (0.57%)  
7 — 47 (0.19%)  
8 — 26 (0.10%)  
9 — 10 (0.04%)  
10 — 14 (0.06%)  
12 — 1 (0.00%)  
14 — 1 (0.00%)

## Sleeps

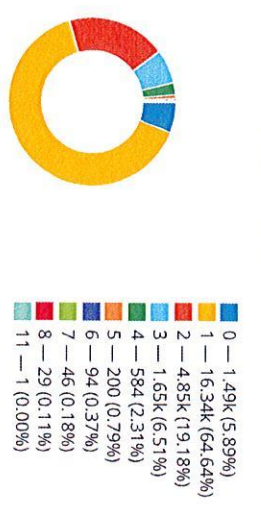


0 — 714 (2.82%)  
1 — 590 (2.33%)  
2 — 5.63k (22.29%)  
3 — 1.88k (7.44%)  
4 — 7.91k (31.27%)  
5 — 1.1k (4.36%)  
6 — 3.14k (12.42%)  
7 — 322 (1.27%)  
8 — 1.99k (7.86%)  
9 — 120 (0.47%)  
10 — 619 (2.45%)  
11 — 52 (0.21%)  
12 — 686 (2.71%)

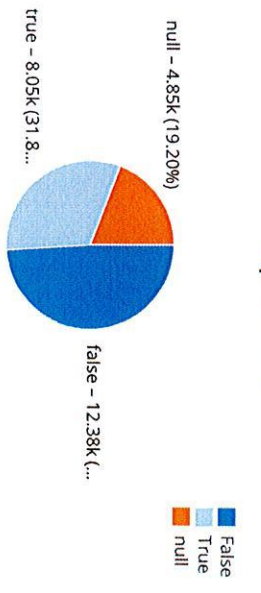
## Property Types



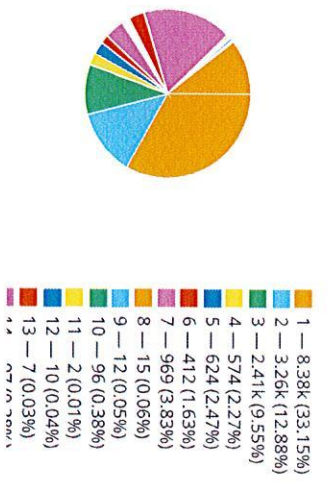
## Bathrooms



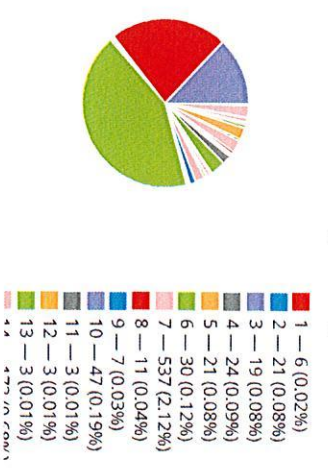
## Is Super Host



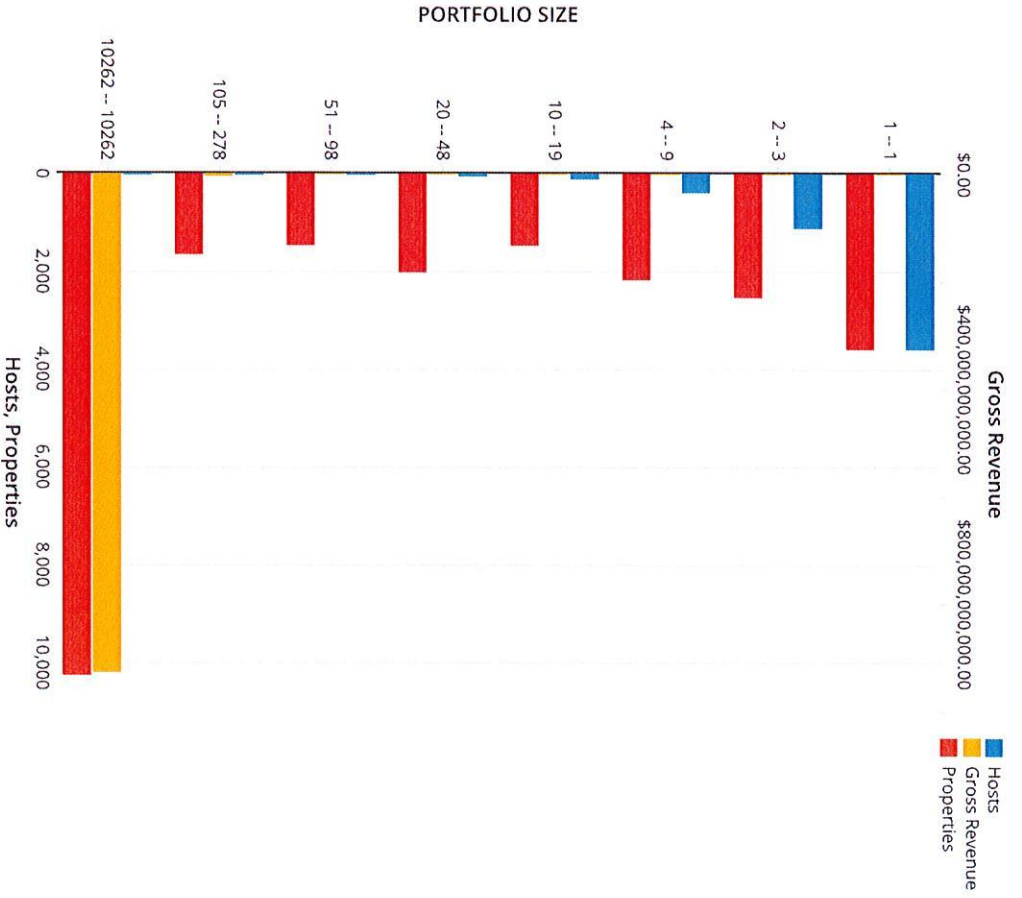
## Min Length Stay



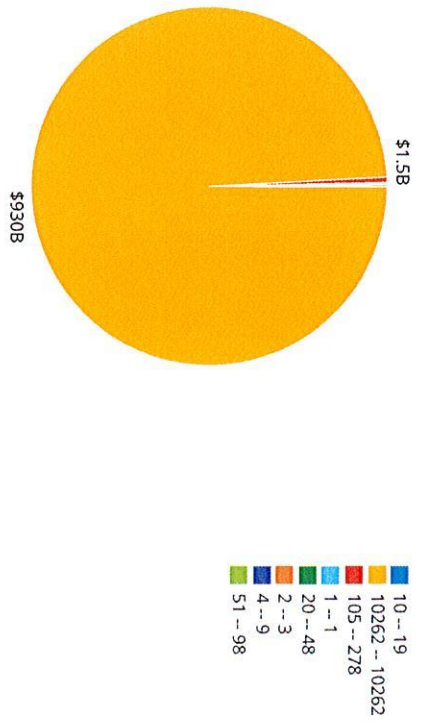
## Max Length Stay



## Hosts, Gross Revenue and Properties by Portfolio Size



## Gross Revenue by Properties Under Management



## Property Operator Groups by Revenue by Portfolio Size

Portfolio Bin Group	Hosts	PORTFOLIO SIZE	Gross Revenue	Properties
2	3,618	1 -- 1	\$52,980,161.74	3,618
3	1,117	2 -- 3	\$111,398,152.09	2,551
4	399	4 -- 9	\$225,279,837.19	2,171
5	112	10 -- 19	\$429,262,568.38	1,482
6	67	20 -- 48	\$1,251,693,023.85	2,025
7	23	51 -- 98	\$1,507,775,643.75	1,486
8	9	105 -- 278	\$4,812,009,992.13	1,669
9	0	10262 -- 10262	\$928,996,581,553.11	10,279

# Market Characteristics

[Go to Data D...](#)

SELECT MARKET\*

Hawaii County, Hawaii, United States of America - cou... x

Provider

(4) airbnb, booking, homeaw... x

## Filters



Property Type

Select values

Instant Book

(3) True, Fals...

Sleeps

min - max

Min Cap...

Max Ca...

Beds

fr - fr

Number Of Reviews

min - max

Is Managed

(2) True, False

Is Active

False  True

Rooms

min - max

Min Stay Length

Max Sta...

Bathroom...

(... x

Rating

0  100

Revenue LTM

\$208M

Average Daily Ra...

\$269.38

Average Active S...

6,851

Booked Nights L...

772,737

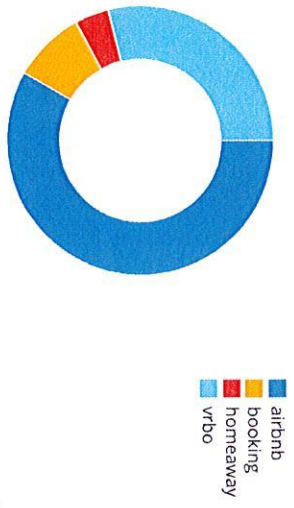
Hosts

4,514

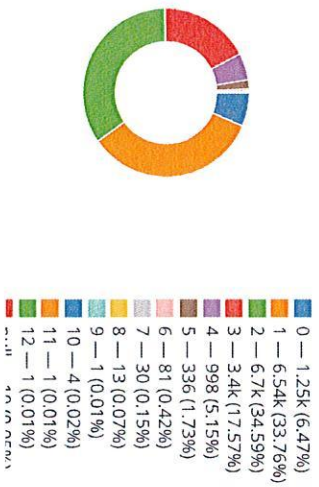
Properties

19,371

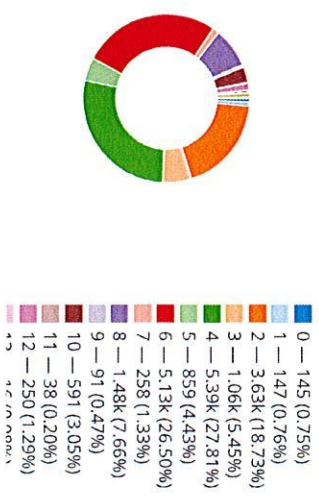
## Provider Listing Distribution



## Rooms



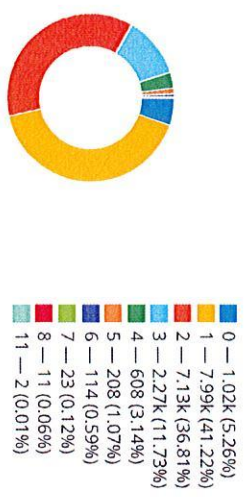
## Sleeps



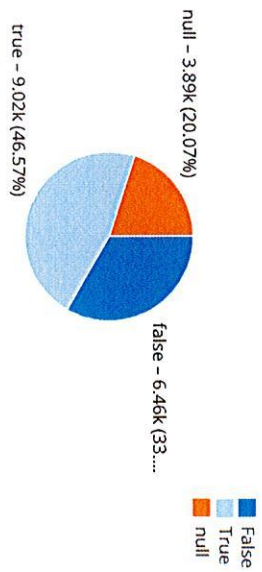
## Property Types



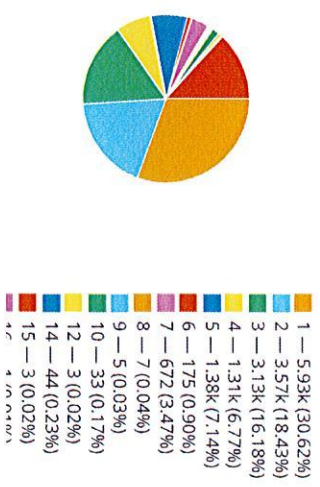
## Bathrooms



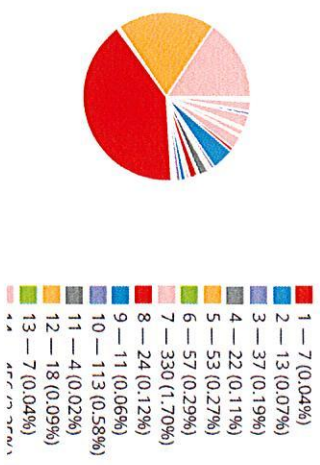
## Is Super Host



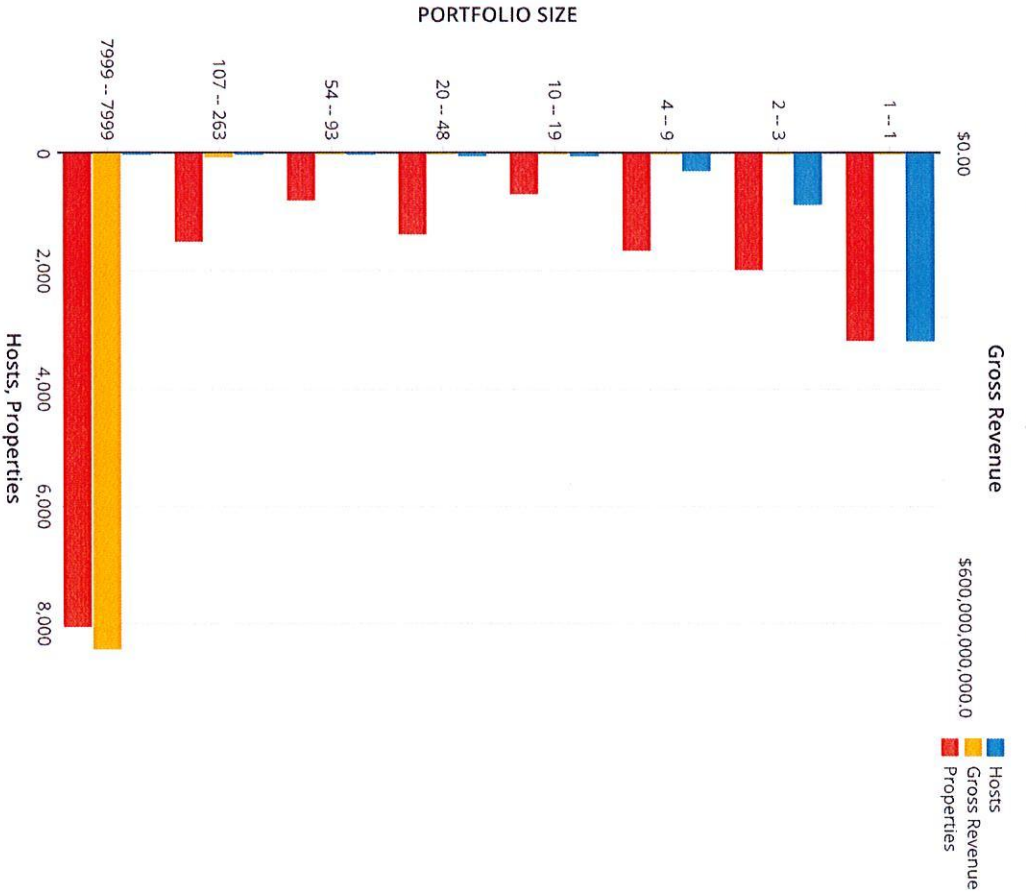
## Min Length Stay



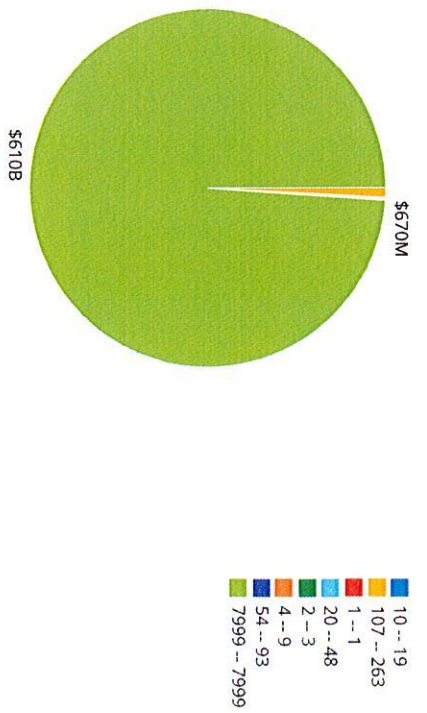
## Max Length Stay



## Hosts, Gross Revenue and Properties by Portfolio Size



## Gross Revenue by Properties Under Management



## Property Operator Groups by Revenue by Portfolio Size

Portfolio Bin Group	Hosts	PORTFOLIO SIZE	Gross Revenue	Properties
2	3,212	1 -- 1	\$61,326,241.30	3,212
3	875	2 -- 3	\$98,411,445.86	1,997
4	308	4 -- 9	\$152,092,775.91	1,668
5	53	10 -- 19	\$136,888,347.69	718
6	44	20 -- 48	\$480,534,144.53	1,377
7	12	54 -- 93	\$670,003,765.09	814
8	10	107 -- 263	\$5,280,068,122.54	1,521
9	0	7999 -- 7999	\$610,265,689,068.74	8,064

# Market Characteristics

[Go to Data D...](#)

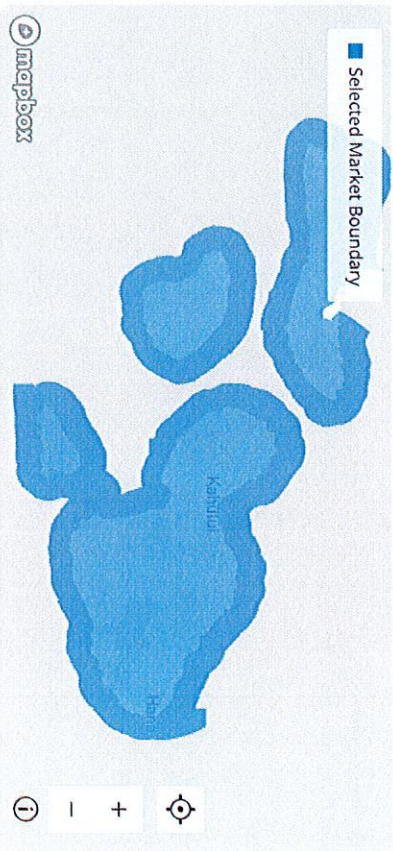
SELECT MARKET\*

Maui County, Hawaii, United States of America - county x

Provider

(4) airbnb, booking, homeaw... x

## Filters



Property Type

Select values

Instant Book

(3) True, Fals...

Sleeps

min - max

Min Cap...

Max Ca...

Beds

1x - 1x

Number Of Reviews

min - max

Is Managed

(2) True, False

Is Active

False  True

Rooms

min - max

Min Stay Length

Max Sta...

Bathroom...

(... x

Rating

0  100

Revenue LTM

\$3664M

Average Daily Ra...

\$412.10

Average Active S...

9,044

Booked Nights L...

882,809

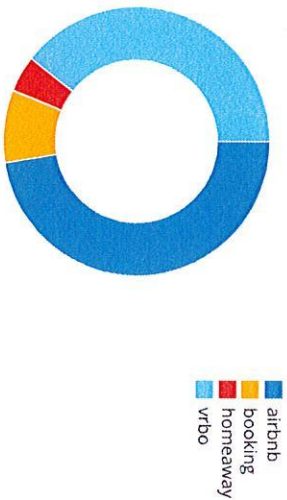
Hosts

3,806

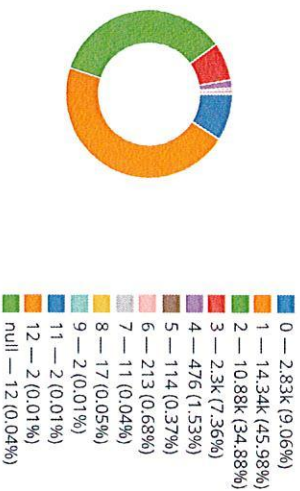
Properties

31,199

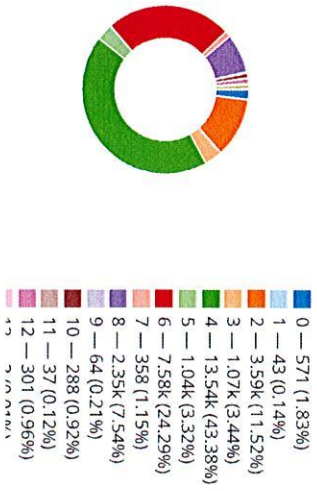
## Provider Listing Distribution



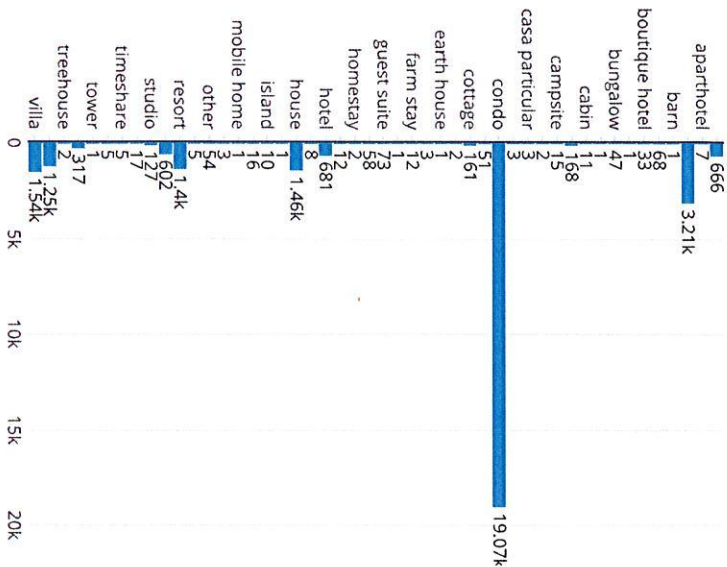
## Rooms



## Sleeps



## Property Types



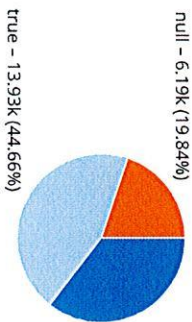
## Bathrooms



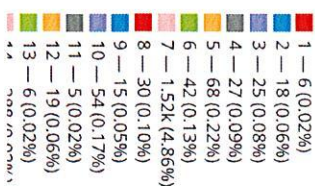
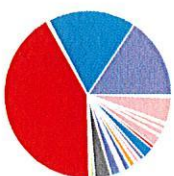
## Min Length Stay



## Is Super Host

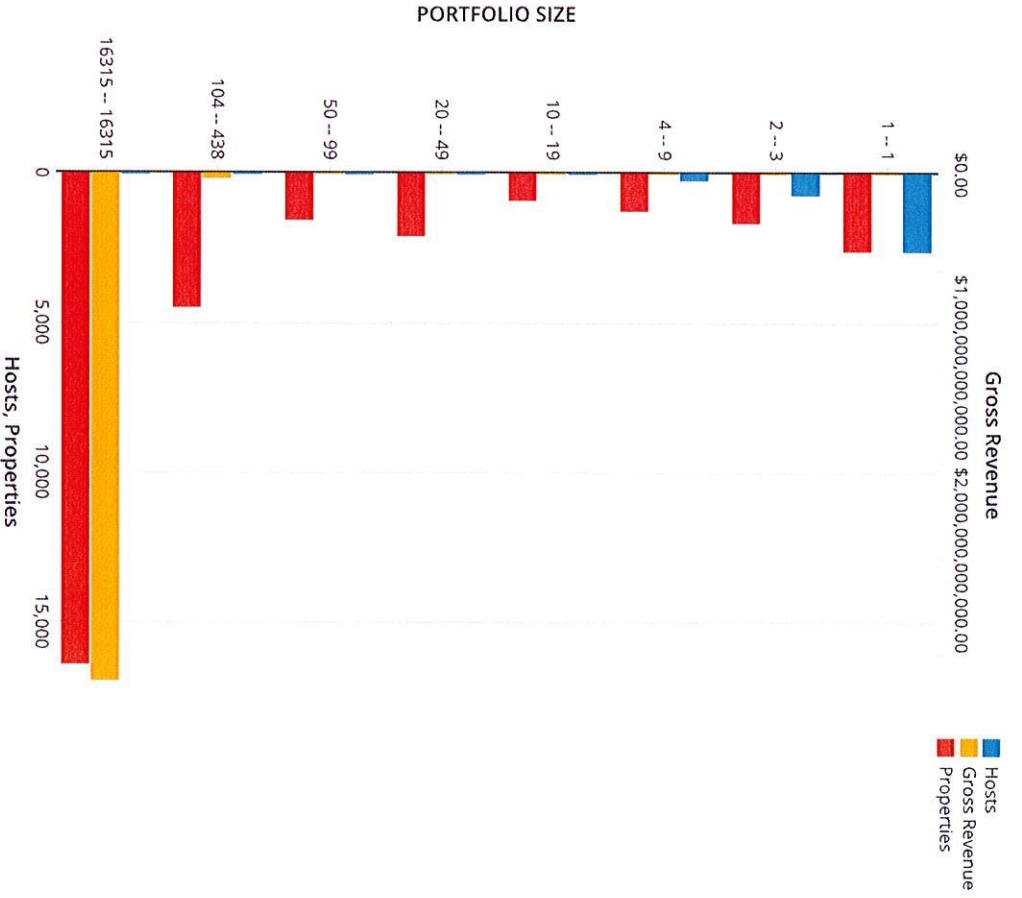


## Max Length Stay

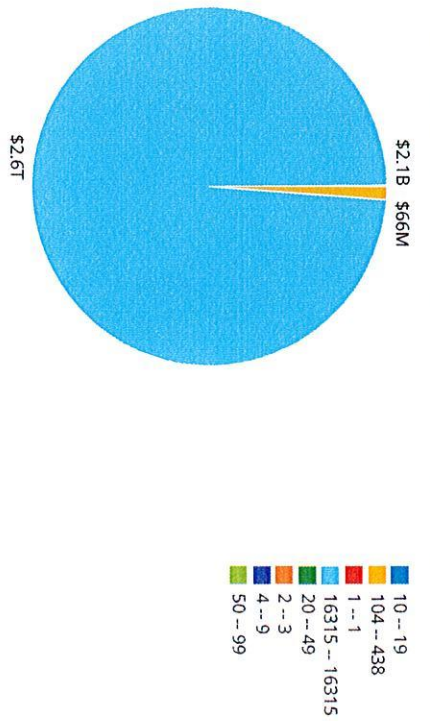




# Hosts, Gross Revenue and Properties by Portfolio Size



# Gross Revenue by Properties Under Management



# Property Operator Groups by Revenue by Portfolio Size

Portfolio Bin Group	Hosts	PORTFOLIO SIZE	Gross Revenue	Properties
2	2,635	1 -- 1	\$66,442,941.73	2,635
3	744	2 -- 3	\$125,268,126.61	1,691
4	242	4 -- 9	\$212,820,324.08	1,281
5	69	10 -- 19	\$373,160,109.62	954
6	70	20 -- 49	\$1,382,251,595.82	2,146
7	25	50 -- 99	\$2,120,652,770.15	1,599
8	21	104 -- 438	\$30,934,170,694.86	4,478
9	0	16315 -- 16315	\$2,636,669,531,187.93	16,415

# Market Characteristics

[Go to Data D...](#)

SELECT MARKET\*

Kauai County, Hawaii, United States of America - coun... x

Provider

(4) airbnb, booking, homeaw... x

## Filters

**Property Type**  
Select values

**Instant Book**  
(3) True, Fals...

**Sleeps**  
min - max

**Min Cap...**  
Max Ca...

**Beeds**  
ft - ft

**Number Of Reviews**  
min - max

**Is Managed**  
(2) True, False

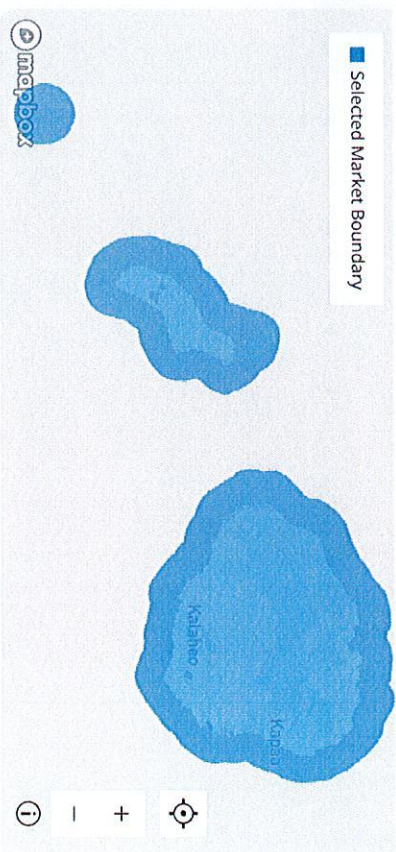
**Is Active**  
False  True

**Rooms**  
min - max

**Min Stay Length**  
Max Sta...

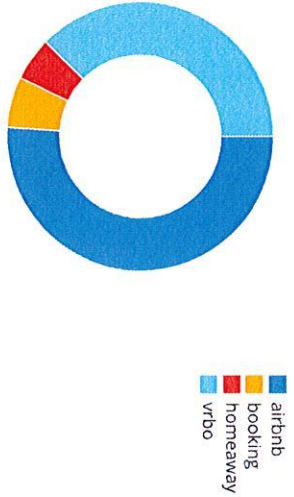
**Bathroom...**  
(... x

**Rating**  
0 100

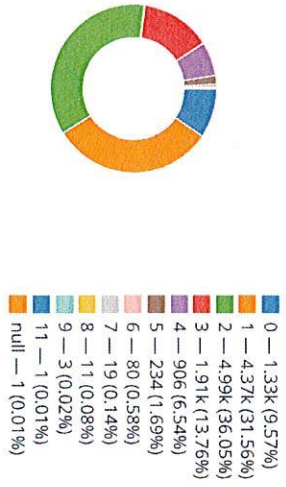


Revenue LTM	Average Daily Ra...	Average Active S...	Booked Nights L...	Hosts	Properties
\$178M	\$411.02	4,342	432,601	1,664	13,846

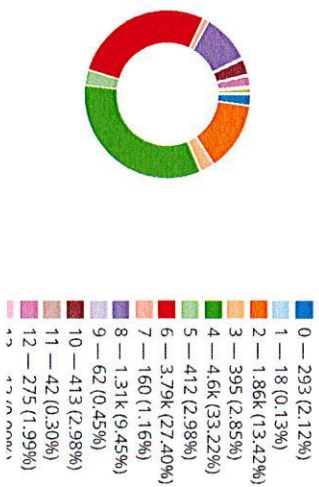
Provider Listing Distribution



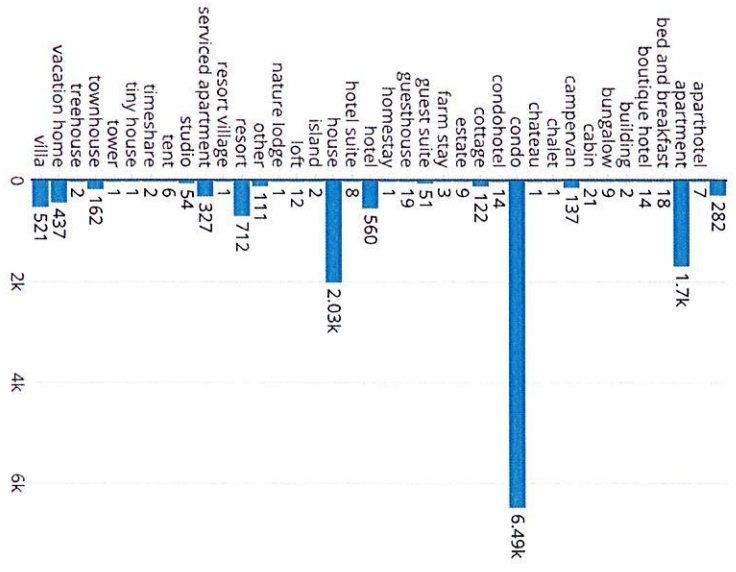
Rooms



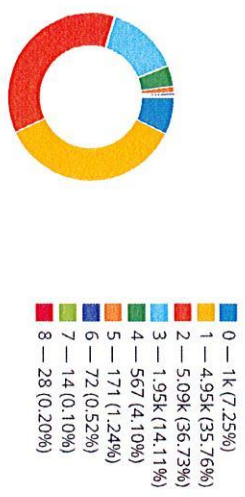
Sleeps



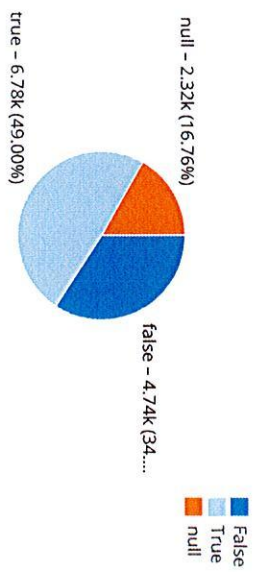
# Property Types



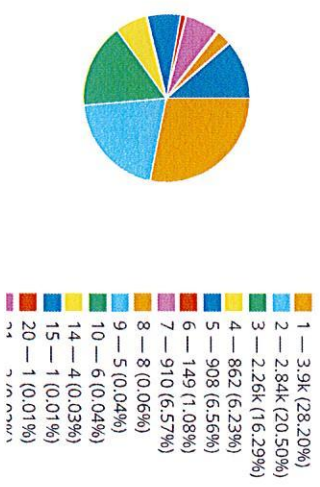
# Bathrooms



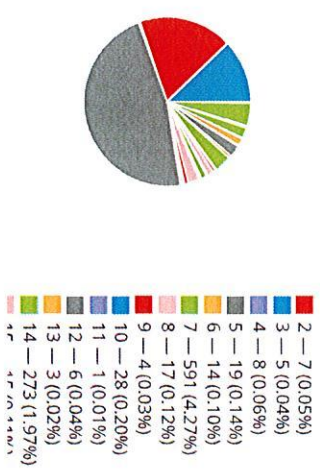
# Is Super Host



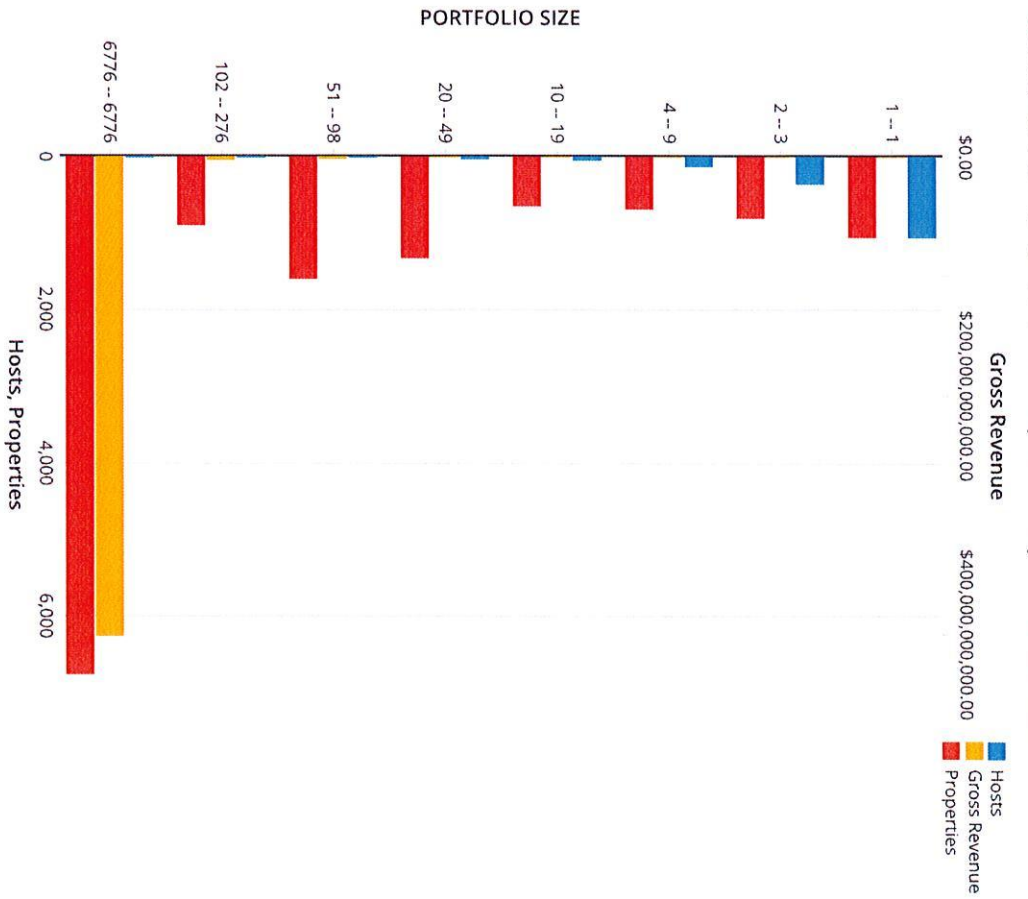
# Min Length Stay



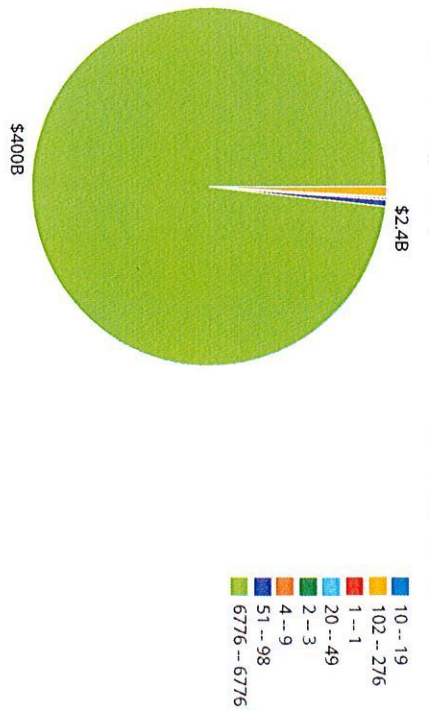
# Max Length Stay



# Hosts, Gross Revenue and Properties by Portfolio Size



# Gross Revenue by Properties Under Management



# Property Operator Groups by Revenue by Portfolio Size

Portfolio Bin Group	Hosts	PORTFOLIO SIZE	Gross Revenue	Properties
2	1,057	1 -- 1	\$35,849,508.88	1,057
3	360	2 -- 3	\$70,138,246.80	805
4	127	4 -- 9	\$87,857,076.03	687
5	49	10 -- 19	\$187,355,034.59	663
6	42	20 -- 49	\$860,734,570.10	1,342
7	23	51 -- 98	\$2,446,666,701.78	1,612
8	6	102 -- 276	\$3,691,021,994.43	904
9	0	6776 -- 6776	\$402,389,672,895.89	6,776



January 31, 2024

To: The Honorable Jarrett Keohokalole  
Chair of the Hawai'i State Senate Committee on Commerce & Consumer  
Protection,

And,

The Honorable Lynn DeCoite  
Chair of the Hawai'i State Senate Committee on Economic Development  
and Tourism,

And,

The Honorable Glenn Wakai  
Chair of the Hawai'i State Senate Committee on Public Safety and  
Intergovernmental and Military Affairs

From: Kekoa McClellan, on behalf of The American Hotel and Lodging  
Association (AHLA)

**Support for SB2919 Relating to Property - offering comments and amicable  
amendments**

Aloha e Chair Keohokalole, Chair DeCoite, Chair Wakai and Honorable Members  
of the joint Committees,

Please accept this testimony in **Support for SB2919 Relating to Property and  
offering comments and amicable amendments** to this important measure  
which will help local families reclaim our communities from the explosive growth  
and harmful impacts of short-term rentals.

First and foremost, I want to thank the joint chairs for hearing this bill. This is  
about housing. Housing for our workforce, housing for our kūpuna, housing for  
our keiki, and housing for all of us who call Hawai'i home. We know that  
short-term rentals have driven up the cost of housing in Hawai'i. Whether that  
information is coming from community groups living through the nightmare of  
the explosive effects of illegal short-term rentals, from the raw statistics that

show the exodus of local people leaving Hawai'i because they can't afford it anymore, or independent studies like those conducted by the Hawai'i Appleseed Center for Law and Economic Justice or the University of Hawai'i Economic Research Organization, the fact is that short-term rentals are a major factor in Hawai'i's housing crisis. Knowing the truth of this matter, the membership of the American Hotel and Lodging Association has worked in earnest to solve the problem that short-term rentals, both legal units and illegal units, have had on our island home.

Over the last seven years, we have worked in all four counties to change laws around regulation, around reporting, and around enforcement. We have partnered with labor unions, community advocates and affordable housing groups to bring forward change on this front. We have provided independent information, resourced county administrators on enforcement, and promoted educational campaigns throughout our membership and our more than 110,000 member employees here in Hawai'i. Despite this incredible effort by so many people across our state, we have made negative progress on the number of total listings of short-term rentals that are robbing local families of critical housing supply and driving up the cost of living.

The numbers tell the truth, and according to a recent report from the independent short-term rental data mining platform "All The Rooms," there were more than 89,000 homes listed as a short-term rental in Hawai'i in the last 12 months alone. To put that in context, this is more than double our state's entire hotel room inventory. The only way to address affordability, housing insecurity, homelessness, and to promote regenerative tourism that locals so desperately deserve, we look to you to provide this enabling legislation that will allow the state and our counties to rein in short-term rentals.

**Comments / Amicable Amendments:**

As written, SB2919 provides clear context and authority for our counties to make reasonable changes to their Land Use Ordinances that enable the phasing out of short-term rentals. Additionally, registration at the state level assists in consolidating verification of legal units and the identification of non-compliant actors.

The state currently defines a short-term rental as less than 180 days, and we urge the joint committees to preserve this definition. Additionally, by identifying short term rentals as a clearly commercial activity, and regulating their registration through the Department of Commerce and Consumer Affairs, we set a bright line and safe harbor around the definition of any such activity. This establishes credence for the enforcement of noncompliant actors. The mandatory posting of a registered short term rentals certificate of registration and holding platforms accountable for non compliant hosts as well as for



delisting illegal units are crucial components of a successful short-term rental regulations.

In closing, I want to thank you on behalf of the membership at the American Hotel and Lodging Association. For over 100 years, we have advocated for our members, their employees, and the communities that we collectively serve. Despite record high wages and benefits, providing access to a thriving career right here in our state, and investing heavily in our workforce, if we cannot address the cost of housing, we cannot address the needs of our people. So, we look to you for help with the support of this measure.

Mahalo for your time and consideration of this testimony in support of SB2919 and thank you in advance for your consideration of incorporating our amicable amendments. I will be available for your committee's questions on this measure.

Me ka ha'aha'a,



Kekoa McClellan for The American Hotel and Lodging Association  
Principal  
The McClellan Group, LLC  
[Kekoa.McClellan@gmail.com](mailto:Kekoa.McClellan@gmail.com)  
1.808.393.7937





**Testimony of the  
Hawai'i State Association of Counties  
S.B. No. 2919  
Relating to Property**

Committee on Commerce and Consumer Protection  
Committee on Energy, Economic Development, and Tourism  
Committee on Public Safety and Intergovernmental and Military Affairs  
Friday, February 2, 2024, 9:35 a.m.

The Hawai'i State Association of Counties (HSAC) **supports** S.B. No. 2919, which establishes a system for the registration and regulation of short-term rentals.

S.B. No. 2919 requires that the owners of a dwelling unit who offers the unit as a short-term rental to register the dwelling unit and adhere to the operating and reporting requirements for short-term rentals and for hosting platforms.

S.B. No. 2919 enhances the authority of the counties to regulate and control short-term rentals in the counties by proposing to amend section 46-4. Section 46-4, Hawaii Revised Statutes, authorizes the counties the zoning power relating to "...time, place, manner, and duration in which uses of land and structures may take place." S.B. No. 2919 further amends section 46-4 to regulate the "practices of hosting platforms that provide booking services for short-term rentals. It facilitates the administration of the law by defining "hosting platform," "short-term rentals," and "booking service."

For these reasons, the Hawai'i State Association of Counties strongly supports S.B. No. 2919 and requests your favorable consideration of this measure.



Friday, February 2, 2024, 9:35 A.M.

State of Hawai‘i

Senate Committees on Commerce and Consumer Protection; Energy, Economic Development,  
and Tourism; and Public Safety and Intergovernmental and Military Affairs  
State Capitol, Conference Room 415

**TESTIMONY OF IVAN LUI-KWAN IN SUPPORT OF SB 2919,  
RELATING TO PROPERTY**

Aloha Chairs Keohokalole, DeCoite, and Wakai, Vice Chairs Fukunaga, Wakai, and Elefante,  
and Committee Members:

I am legal counsel for the Hawaii Hotel Alliance (“*HHA*”). Thank you for the opportunity  
to submit testimony in **support** of SB 2919.

Short-term rentals, *i.e.*, transient accommodations, disrupt the character and fabric of our  
neighborhoods. Simply put, they are inconsistent with land uses that are intended for residential  
and agricultural zoned areas. Moreover, they increase the price of housing and make worse the  
existing housing shortage.

Notwithstanding all of the negatives that come with short-term rentals, the counties have  
had difficulties in righting this wrong. For example, last year in *Hawaii Legal Short-Term Rental  
Alliance v. City and County of Honolulu* (“*HLSTRA*”), the U.S. District Court for the District of  
Hawaii found that HRS § 46-4(a) preempted the City and County of Honolulu’s Ordinance 22-7,  
which sought to phase out short-term rentals. The Court reasoned that: 1) short-term rentals were  
a residential use (which could not be amortized or phased out); and 2) amortization or phasing out  
could only be done in commercial, industrial, resort, and apartment zoned areas.

My understanding is that part of section 2 of SB 2919 (amending HRS § 46-4) is to clarify  
the counties zoning authority and allow for the phasing out of short-term rentals in light of the  
Court’s decision in *HLSTRA*. In light of that case, I respectfully suggest amendments to HRS 46-  
4 as follows:

1. On page 18, line 9 replace “short-term rentals” with “transient accommodation uses”
2. Delete the paragraph on page 20, lines 13 through 18 and insert the following on page  
20, line 10:

(single-family or duplex) or agricultural uses provided, however, that transient  
accommodation uses may be amortized or phased out in residential or agricultural  
zoned areas. As used in this section, residential use does not include transient  
accommodation use.

3. Delete the paragraph on page 21, lines 7 through 13 and insert the following in its place:

“Transient accommodation uses” has the meaning set forth in chapter 237D. The payment of transient accommodations tax shall be prima facie evidence of transient accommodation use.

Thank you for the opportunity to provide testimony in support of SB 2919.

Mahalo nui,

A handwritten signature in black ink, appearing to read "Ivan M. Lui-Kwan". The signature is stylized with a long horizontal stroke under the "I" and a large, sweeping flourish at the end.

Ivan M. Lui-Kwan

February 2, 2024

**The Honorable Jarrett Keohokalole, Chair**

Senate Committee on Commerce and Consumer Protection

**The Honorable Lynn DeCoite, Chair**

Senate Committee on Energy, Economic Development and Tourism

**The Honorable Glenn Wakai, Chair**

Senate Committee on Public Safety and Intergovernmental and Military Affairs  
State Capitol, Conference Room 229 & Videoconference

**RE: Senate Bill 2919, Relating to Property**

**HEARING: Friday, February 2, 2024, at 9:35 a.m.**

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i and its over 11,000 members. HAR **opposes** Senate Bill 2919, which establishes and appropriates moneys for a regulatory scheme for short-term rentals of dwelling units under the Business Registration Division of the Department of Commerce and Consumer Affairs. Expands the zoning powers of counties. Expands the scope of the transient accommodations tax law to include certain shelters and vehicles with sleeping accommodations. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.

Hawai'i Association of REALTORS® supports access to housing for every need or situation, which includes legal short-term rentals ("STRs"). It is a common misconception that STRs are only for vacationers; however, STRs are also needed by Hawai'i residents and workers as a temporary housing option. These types of rentals are essential for various situations, including but not limited to:

- Families temporarily displaced due to home damage or the need to sell their home;
- Homeowners undergoing significant renovations;
- Neighbor island residents seeking medical care on O'ahu;
- Visiting family members; and
- Travelling professionals such as healthcare, construction, and other workers engaged in projects across the islands.

In these situations, a lengthy hotel stay may be too costly or impractical. It is important that we preserve this industry and the ability to access legal short-term rentals for this reason.

We also have concerns with this proposal granting the counties the power to phase out short-term rentals as it carries the risk of a significant reduction in tax revenue for the state. Based on total estimated transient accommodation tax (“TAT”) revenues, STRs generated \$132.6 million in TAT revenues excluding General Excise Tax revenues in 2018. It was also estimated that STRs would generate \$102.4 million in TAT revenues in 2023.<sup>1</sup>

Finally, this measure could be challenged as impacting vested rights and taking principles. “Under the United States and Hawaii Constitutions, preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate.”<sup>2</sup>

For the foregoing reasons, the Hawai'i Association of REALTORS® opposes this measure. Mahalo for the opportunity to testify.

---

<sup>1</sup> JLL Prepared for the Hawaii Tourism Authority. Hawaii's Home and Vacation Rental Market: Impact and Outlook (April 20, 2020). <https://www.hawaiitourismauthority.org/media/5370/impact-of-home-rental-market-on-hawaii-2019.pdf>

<sup>2</sup> *Robert D. Ferris Trust v. Planning Comm'n of the Cnty. of Kaua'i*, 378 P.3d 1023, 138 Haw. 307 (Haw. Ct. App. 2016)



KOBAYASHI SUGITA & GODA, LLP  
Attorneys at Law

Bert T. Kobayashi, Jr.\*  
Alan M. Goda\*  
  
John R. Aube\*  
Charles W. Gall\*  
Neal T. Gota  
Charles D. Hunter  
Robert K. Ichikawa\*  
Christopher T. Kobayashi\*  
Jan M. L. Y. Kutsunai\*  
David M. Louie\*  
Nicholas R. Monlux  
Jonathan S. Moore  
Aaron R. Mun  
Bruce A. Nakamura\*

Kenneth M. Nakasone\*  
Harry Y. Oda  
Gregory M. Sato\*  
Jesse W. Schiel\*  
Craig K. Shikuma\*  
Lex R. Smith\*  
Joseph A. Stewart\*  
Brian D. Tongg  
David B. Tongg\*  
Caycie K. G. Wong  
  
\*A Law Corporation

Of Counsel:  
Kenneth Y. Sugita\*  
Wendell H. Fujii\*  
Clifford K. Higa\*  
Burt T. Lau\*  
John F. Lezak\*  
Larry L. Myers\*  
David Y. Suzuki\*  
  
Andrew M. Carmody  
Max A. Ching  
Ying Gu  
Austin H. Jim On  
Stephen G. K. Kaneshiro  
Travis Y. Kuwahara  
Ryan D. Louie  
Zachary K. Shikada  
Timothy T. Silvester  
Reece Y. Tanaka

February 1, 2024

SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
Senator Jarrett Keohokalole, Chair, Senator Carol Fukunaga, Vice Chair

SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
Senator Lynn DeCoite, Chair, Senator Glenn Wakai, Vice Chair

SENATE COMMITTEE ON PUBLIC SAFETY AND INTERGOVERNMENTAL AND  
MILITARY AFFAIRS  
Senator Glenn Wakai, Chair, Senator Brandon J.C. Elefante, Vice Chair

HEARING DATE: Friday, February 2, 2024  
TIME: 9:35 a.m.  
PLACE: Conference Room 229

Re: TESTIMONY ON BEHALF OF AIRBNB OPPOSING  
SENATE BILL NO. 2919

Dear Chairs Keohokalole, DeCoite and Wakai, Vice Chairs Fukunaga, Wakai and Elefante, as well as Committee Members:

We write on behalf of our client, Airbnb, in opposition to Senate Bill No. 2919 (“**SB 2919**”). We are concerned that this bill is flawed in that it is vague and has the potential to result in substantial legal issues going forward. As discussed more fully below, it requires platforms to verify registration through an electronic verification system but provides no viable means of complying with that requirement, thereby raising serious due process concerns. Furthermore, internet platforms are generally protected from regulations as a result of the preemption of federal law pursuant to Section 230 of the Communications Decency Act (“**CDA**”).

Additionally, SB 2919 impacts the use of residential real property that has been recognized as protected under the Constitutions of both Hawai‘i and the United States. Further, the proposed changes to Section 46-4 of the Hawai‘i Revised Statutes (“**HRS**”) will likely facilitate additional

governmental actions that lead to a deprivation of vested rights of existing, residential homeowners.

Finally, the provisions of SB 2019 contain a number of provisions which provide for disparate treatment of individuals, with no rational basis articulated for such disparate treatment. Thus, these provisions implicate the equal protection provisions of both the State and United States Constitutions.

For all of the above reasons, we urge that SB 2019 be held, as its passage would likely result in substantial litigation.

**A. SB 2019’s Requirements for Hosting Platforms to Verify Registration Violate Due Process Laws by Providing No Viable Means of Compliance.**

Section G of SB 2019 charges the State’s Business Registration Division of the Department of Commerce and Consumer Affairs with creating and maintaining an electronic verification system, which a hosting platform is required to use in order to comply with the new law. Additionally, the bill imposes substantial penalties on hosting platforms for any violation of the chapter.<sup>1</sup>

However, SB 2019 gives no indication that an effective verification system will be up and running by July 1, 2024, the effective date of the bill. SB 2019 further fails to define how the proposed electronic verification system would work, how it would be set up, and when it would be set up, making it impossible for a platform to comply with the requirements.

As one federal court found in looking at a similar issue, the imposition of penalties due to a failure to comply with an ordinance, “without a viable means of compliance[,]” raises “serious questions of due process[.]”<sup>2</sup> In that case, the court enjoined enforcement of an ordinance on the basis that there was no viable way to comply with the ordinance’s requirement to use a verification system for STR registration, given that the system was not up and running.<sup>3</sup>

Similarly here, the law provides no viable way to comply with SB 2019’s requirement that hosting platforms use a currently nonexistent electronic verification system. Further, there is no guarantee that the verification system will be in place by the effective date in the bill. Therefore,

---

<sup>1</sup> § I.

<sup>2</sup> Temporary Restraining Order Re Enforcement, *Airbnb, Inc. v. City and Cnty. of San Francisco*, 3:16-cv-03615-JD (N.D. Cal. November 18, 2016). See also *Planned Parenthood Great Nw., Hawaii, Alaska, Indiana, & Kentucky, Inc. v. Cameron*, 603 F.Supp.3d 501, 519 (W.D. Ky. 2022), vacated and remanded, No. 22-5832, 2023 WL 3620977 (6th Cir. May 24, 2023) (“A law may be arbitrary and violate due process where compliance is impossible or a reasonable time is not given to comply.”).

<sup>3</sup> *Id.*

enforcement of the provision would violate the platforms' right to due process. Such a violation would invite considerable litigation around the State.

**B. SB 2919's Provisions Requiring Hosting Platforms to Verify Content are Potentially in Violation of the Communications Decency Act.**

SB 2919's proposed Section H requires that a hosting platform monitor the content of its posts by reviewing them to confirm certain information related to the content of the posting. Further, the provision establishes a continuing obligation to monitor the content of existing posts by determining that the platform is in violation of the statute if the platform "knows or should have known" of a change in the status of the host. Moreover, as previously noted, Section I of SB 2919 imposes substantial penalties on hosting platforms for any violation of the chapter.

Broad requirements to monitor content of posts such as those in SB 2919 have been routinely held to be preempted by Section 230 of the CDA, which "protects websites from liability for material posted on the website by someone else."<sup>4</sup> The CDA provides such protection through two key provisions. First, "[n]o provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider."<sup>5</sup> Second, "[n]o liability may be imposed under any State or local law that is inconsistent with this section."<sup>6</sup> As the United States District Court for the District of Hawai'i observed, "so long as a third party willingly provides the essential published content, the interactive service provider receives full immunity regardless of the specific editing or selection process."<sup>7</sup>

Accordingly, courts across the country have regularly found that Section 230 preempts state laws that attempt to hold websites liable for third-party content.<sup>8</sup> Section 230 also protects websites from being forced to screen or otherwise verify third-party content.<sup>9</sup>

---

<sup>4</sup> *Doe v. Internet Brands, Inc.*, No 12-56638, 2016 WL 3067995, at \*3 (9th Cir. May 31, 2016).

<sup>5</sup> 47 U.S.C. § 230(c)(1).

<sup>6</sup> *Id.* at § 230(e)(3).

<sup>7</sup> *Sulla v. Horowitz*, No. CIV. 12-00449 SOM, 2012 WL 4758163, at \*2 (D. Haw. Oct. 4, 2012) (quoting *Carafano v. Metroplash.com, Inc.*, 339 F.3d 1119, 1124 (9th Cir. 2003)).

<sup>8</sup> *See e.g., Backpage.com, LLC v. McKenna*, 881 F.Supp.2d 1262, 1273 (W.D. Wash. 2012).

<sup>9</sup> *See, e.g., Doe v. Friendfinder Network, Inc.*, 540 F.Supp.2d 288, 295 (D.N.H. 2008) (Section 230 "bars the plaintiff's claims that the defendants acted wrongfully by ... failing to verify that the profile corresponded to the submitter's true identity."); *Doe v. MySpace, Inc.*, 474 F.Supp.2d 843, 850 (W.D. Tex. 2007) (finding that Section 230 barred claims that MySpace was liable for policies relating to age verification); *Fair Hous. Council of San Fernando Valley v. Roommates.com, LLC*, 521 F.3d 1157, 1180 (9th Cir. 2008) ("webhosts are immune from liability for ... efforts to verify the truth of" third-party statements posted on the website); *Prickett v. InfoUSA, Inc.*, 561 F.Supp.2d 646, 651 (E.D. Tex. 2006) ("The Plaintiffs are presumably alleging that ... the Defendant is liable for failing to verify the accuracy of the content. Any such claim by the Plaintiffs necessarily treats the Defendant as 'publisher' of the content

We are concerned that the provisions of SB 2919 requiring hosting platforms to monitor the content of third party posts and imposing liability on platforms could constitute governmental action that does not comply with Section 230 of the CDA, and would therefore be preempted by federal law.

**C. SB 2919’s Proposed Amendments to Section 46-4 of the Hawai‘i Revised Statutes Would Potentially Lead to Impairment of Property Rights Arising from the Hawai‘i and United States Constitutions.**

Other provisions of SB 2919 have a strong potential to impair existing, vested property rights of residential owners. Specifically, SB 2919 includes new language allowing the counties to phase out certain uses of property, adding the following language to Section 46-4(a) of the Hawai‘i Revised Statutes (“HRS”):

Notwithstanding any provision in this section to the contrary, a county may adopt zoning ordinances and regulations that provide for the amortization, or phasing out over a reasonable period of time, of land uses or structures that were established after the effective date of the first comprehensive zoning ordinance adopted by that county.

Further, the proposed amendment adds zoning power to regulate

- (12) The time, place, manner, and duration in which uses of land and structures may take place; provided that zoning regulations that restrict the time, place, manner, or duration of a use of property shall not be deemed to create different types of land uses or structures based on time, place, manner, or duration restrictions established by the counties;
- (13) Practices of hosting platforms that provide booking services for short-term rentals....

As an initial point, it is not clear how county zoning ordinances would regulate hosting platforms, as opposed to the owners of the property. However, even apart from that, the proposed language could result in counties passing ordinances which are inconsistent with the historical intent of Section 46-4(a) of the HRS, the Hawai‘i and United States Constitutions, as well as existing case law.

As currently enacted, Section 46-4(a) of the Hawai‘i Revised Statutes (“HRS”) protects the property rights of residential homeowners, which are vested in owners by both the Hawai‘i and United States Constitutions. Specifically, the language of Section 46-4(a) makes clear that existing

---

and is therefore barred by § 230.”); *Mazur v. eBay Inc.*, No. CIV 07-3967 MHP, 2008 WL 618998, at \*9 (N.D. Cal. Mar. 4, 2008).



uses which were permissible at the time of the enactment of the statute shall not be impacted by subsequent governmental acts, providing:

Neither this section nor any ordinance enacted pursuant to this section shall prohibit the continued lawful use of any building or premises for any . . . purpose for which the building or premises is used at the time this section or the ordinance takes effect.

The effect of this provision was to provide that a county was precluded from passing a law that discontinues any previously lawful use of any property. Additionally, the statute limits counties' passing of zoning ordinances that provided for the elimination of nonconforming uses or for the amortization or phasing out of nonconforming uses solely to commercial, industrial, resort, and apartment-zoned areas only. The statute further confirms that, "In no event shall such amortization or phasing out of nonconforming uses apply to any existing building or premises used for **residential** (single-family or duplex) or agricultural uses." (emphasis added).<sup>10</sup>

In interpreting Section 46-4, it is important to look to the history of its passage.<sup>11</sup> The Legislature noted property owners' protections arising from the Hawai'i and federal Takings Clauses and passed the language that would limit the counties' ability to adopt zoning ordinances that "prohibit the continuance of the lawful use of any building or premises for any trade, industry, residential, agricultural or other purpose for which such building or premises is used at the time . . . such ordinance takes effect."<sup>12</sup>

In 1980, the Legislature amended Section 46-4 and added the above-cited language to prohibit the counties from phasing out "any existing building or premises used for residential or agricultural purposes."<sup>13</sup> As the 1980 House Journal confirms, this amendment was intended "to restrict the areas where the counties are allowed to amortize or phase out non-conforming uses to non-residentially zoned areas."<sup>14</sup>

---

<sup>10</sup> Haw. Rev. Stat. § 46-4.

<sup>11</sup> Hawai'i law expressly recognizes that a statute's legislative history is relevant to ascertain its "true meaning." H.R.S. § 1-15.

<sup>12</sup> Act 234, Hawai'i Session Laws 1957, § 6.

<sup>13</sup> 1979 Hawai'i Senate Journal (Special Committee Reports) at 1235.

<sup>14</sup> 1980 Hawai'i House Journal (Standing Committee Reports) at 1676-77 (noting the amendment "restricts the counties from amortizing or phasing out existing buildings or premises used for residential or agricultural purposes.").

The intent and effect of Section 46-4(a) are clear: counties may not phase out the continued lawful use of any property used for residential purposes. Courts have enforced that limitation in a variety of contexts to ensure that property uses lawful under preexisting zoning ordinances receive grandfathering protection.<sup>15</sup>

**D. SB 2019 Could Result in Violations of the State and Federal Constitutions by Impairing Existing Vested Rights and by Enacting an Unconstitutional Special Law**

It is incontrovertible that the Hawai‘i State Legislature has a duty to pass laws that are consistent with and effectuate the protections of the Hawai‘i and Federal Constitutions.<sup>16</sup> Passage of this bill would conflict with the Legislature’s obligations to adopt laws consistent with constitutional principles. Amending HRS § 46-4 through SB 2019 would not change the underlying constitutional protections that the statute codifies. Furthermore, the Legislature’s authority to adopt laws does not authorize it to redefine constitutional requirements.<sup>17</sup> Such a change could, thus, result in substantial litigation which would be time-consuming, costly, and harmful to Hawai‘i’s residential landowners.

**1. SB 2019 would impair existing vested rights in violation of existing State and federal constitutional protections.**

As noted, one of the fundamental purposes of HRS § 46-4 is to protect the uses that lawfully existed prior to the effective date of a zoning restriction. Such protection has its foundation in principles arising from protections in both the United States and Hawai‘i Constitutions. The Fifth Amendment to the United States Constitution prohibits “private property [from] be[ing] taken for public use, without just compensation.”<sup>18</sup> Similarly, the Hawai‘i Constitution states that “[p]rivate property shall not be taken or damaged for public use without just compensation.”<sup>19</sup> Furthermore, the Hawai‘i Constitution provides even broader protection than its federal counterpart, as it

---

<sup>15</sup> See, e.g., *Waikiki Marketplace Inv. Co.*, 86 Haw. at 354.

<sup>16</sup> “[E]very enactment of the Legislature is presumptively constitutional.” *Schwab v. Ariyoshi*, 58 Haw. 25, 31, 564 P.2d 135, 139 (1977) (citing *State v. Kahalewai*, 56 Haw. 481, 541 P.2d 1020 (1975)); cf. *League of Women Voters of Honolulu v. State*, 150 Hawai‘i 182, 194, 499 P.3d 382, 394 (2021) (“[I]f the Legislature could alter the meaning of the Hawai‘i Constitution through its own rules of procedure, theoretically, there would be no need to go through the formality of amending the Hawai‘i Constitution. See *Mason’s Manual [of Legislative Procedure]* (2010 ed.) § 12, ¶ 1 (‘A legislative body cannot make a rule which evades or avoids the effect of a rule prescribed by the constitution governing it, and it cannot do by indirection what it cannot directly do.’).”)

<sup>17</sup> *Sierra Club v. Dep’t of Transp. of State of Hawai’i*, 120 Hawai‘i 181,196, 202 P.3d 1226, 1241 (2009), as amended (May 13, 2009).

<sup>18</sup> U.S. Const. Amend. V.

<sup>19</sup> Haw. Const. Art. I, § 20.

prohibits not just takings, but also mere “damage” to property interests.<sup>20</sup> As such, “[w]hen applying the Hawai‘i Constitution, Hawai‘i courts may interpret it to afford greater protection than provided by the U.S. Constitution.”<sup>21</sup>

Both Hawai‘i and federal litigation has recognized the principle that all preexisting uses of land are protected, including nonconforming uses. “Under the United States and Hawai‘i Constitutions, ‘preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate.’”<sup>22</sup> Significantly, even preexisting nonconforming uses are protected from subsequent restrictive zoning regulations.<sup>23</sup> As the Hawai‘i Intermediate Court of Appeals has recently stated, “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”<sup>24</sup>

The Ninth Circuit has similarly recognized that the right to continue a preexisting lawful use is constitutional in nature. “A provision permitting continuance of a nonconforming use is ordinarily included in zoning ordinances because of the hardship and doubtful constitutionality of compelling the immediate discontinuance of nonconforming uses.”<sup>25</sup>

It is important to note that courts in Hawai‘i and across the United States have repeatedly reaffirmed that short-term rentals are a fundamentally residential use that is protected by existing laws. Most recently, the Hawai‘i Federal District Court held that short-term rentals of 30-89 days were “residential uses” because the property was being “used” for “ordinary living activities.”<sup>26</sup> The court further recognized that residential owners have such vested rights and that limitations would likely violate constitutional takings principles in holding that a County ordinance likely violated both Section 46-4(a) and the Takings Clause of the Hawai‘i and Federal Constitutions.<sup>27</sup> As to Section 46-4(a), the court recognized that short-term rentals are a residential use of property, and counties therefore were required to provide grandfathering protection.<sup>28</sup> But the court did not

---

<sup>20</sup> See, e.g., *Cnty. of Hawai‘i v. C & J Coupe Family Ltd. P’ship*, 119 Hawai‘i 352, 382, 198 P.3d 615, 645 (2008).

<sup>21</sup> *Id.* (citing *Hawai‘i Hous. Auth. v. Lyman*, 68 Hawai‘i 55, 704 P.2d 888 (1985)).

<sup>22</sup> *Ferris Trust v. Planning Comm’n of Kaua‘i*, 138 Hawai‘i 307, 312, 378 P.3d 1023, 1028 (Ct. App. 2016) (internal citations omitted).

<sup>23</sup> *Young v. Planning Comm’n*, 89 Hawai‘i 400, 410, 974 P.2d 40, 50 (1999) (internal citations omitted)

<sup>24</sup> *Ferris Trust*, 138 Hawai‘i at 312, 378 P.3d at 1028 (internal citations omitted); *Waikiki Marketplace v. Zoning Bd. Of Appeals*, 86 Hawai‘i 343, 353, 949 P.2d 183, 193 (Ct. App. 1997) (citing the due process clauses of the United States and Hawai‘i Constitutions).

<sup>25</sup> *League to Save Lake Tahoe v. Crystal Enterprises*, 685 F.2d 1142, 1145 (9th Cir. 1982).

<sup>26</sup> *Hawai‘i Legal Short-Term Rental All. v. City & Cnty. of Honolulu*, No. 22-CV-247-DKW-RT, 2022 WL 7471692, at \*7-8 (D. Haw. Oct. 13, 2022).

<sup>27</sup> *Id.* at 10 (“In the present case, 30–89-day rentals in non-Resort districts are a vested property right protected by takings principles.”)

<sup>28</sup> *Id.* at \*5-8.

stop there. Recognizing that Section 46-4(a)'s statutory protection was grounded in constitutional principles, it also found the ordinance likely violated the Takings Clause. The court stated:

The Takings Clause, made applicable to the States by the Fourteenth Amendment, provides that private property shall not “be taken for public use, without just compensation.” U.S. Const. amend. V. 21 . . . In the present case, 30–89-day rentals in non-Resort districts are a vested property right protected by takings principles. Plaintiff has articulated its vested entitlement to this property right on the basis of equitable reliance principles: . . . Here, there is no question that there has, in that Ordinance 22-7 outlaws the rentals in question within 180 days and without providing any process to compensate or accommodate nonconforming uses. In this light, Ordinance 22-7 likely violates the Takings Clause.<sup>29</sup>

Accordingly, the Hawai‘i Federal District Court enjoined the City and County of Honolulu from enforcing certain provisions of the ordinance, which prohibited the previously lawful rental of one’s residence for 31–89 days, because it effected an unconstitutional taking.<sup>30</sup> Further, just last month, the Hawai‘i Federal District Court permanently enjoined enforcement of that very same Honolulu ordinance.<sup>31</sup>

Ultimately, the passage of SB 2919 would inevitably lead to continued improper attempts to regulate existing vested uses of residential property. As such, we urge that the bill be held, as it would not accomplish any legitimate governmental objective and would ultimately lead to substantial and unnecessary litigation.

**E. SB 2919 Potentially Implicates the Equal Protection Clauses of the Hawai‘i and United States Constitutions.**

Several of the provisions of SB 2919 create distinctions between different residential owners that do not appear to be based on any rational basis, including: (1) requiring the registered host to be a “natural person;”<sup>32</sup> (2) requiring that the registered host of a dwelling unit “be present on the premises of the dwelling unit for the duration of any short-term rental of the unit;”<sup>33</sup> and (3) requiring that the registered host be a “permanent occupant of a dwelling unit.”<sup>34</sup>

---

<sup>29</sup> *Id.*, 2022 WL 7471692, at \*6-7.

<sup>30</sup> *Id.*; see also *Hawai‘i Legal Short-Term Rental All. v. City & Cnty. of Honolulu*, No. 22-CV-00247-DKW-RT, 2023 WL 8850247, at \*1 (D. Haw. Dec. 21, 2023).

<sup>31</sup> *Hawai‘i Legal Short-Term Rental All.*, 2023 WL 8850247, at \*1.

<sup>32</sup> § A.

<sup>33</sup> § D.

<sup>34</sup> § A.

In order for a law such as SB 2919 to create distinctions between individuals, the legislature must have, at a minimum, a rational basis for such disparate treatment.<sup>35</sup>

To the extent that SB 2919 creates the distinctions identified herein, it has not provided any valid justification for such disparate treatment. For example, the requirement that a registered host be present for the duration of any short-term rental does not serve any identified state interest.

## F. Conclusion

It is a fundamental principle that the Hawai‘i State Legislature has a duty to pass laws that are consistent with and effectuate the protections of the Hawai‘i State Constitution.<sup>36</sup> Passage of this bill without clarification could result in unnecessary litigation regarding the vagueness of its language, which would be time-consuming, costly, and harmful to Hawai‘i’s residential landowners.

For the reasons set forth herein, we have significant concerns about the proposed changes in SB 2919 and would strongly recommend that the Committee hold this bill.

Very truly yours,



DAVID M. LOUIE  
JOSEPH A. STEWART

for  
KOBAYASHI, SUGITA & GODA, LLP

---

<sup>35</sup> See *Willowbrook v. Olech*, 528 U.S. 562, 564, 120 S.Ct. 1073, 145 L.Ed.2d 1060 (2000); *Armendariz v. Penman*, 75 F.3d 1311 at 1327, (9th Cir., 1996); *DW Aina Lea Development, LLC v. Bridge Aina Lea, LLC*, 134 Hawai‘i 187, 218, 339 P.3d 685, 716 (2014) (“[T]he equal protection clauses of the United States and Hawai‘i Constitutions mandate that all persons similarly situated shall be treated alike[.]”).

<sup>36</sup> “[E]very enactment of the Legislature is presumptively constitutional.” *Schwab v. Ariyoshi*, 58 Haw. 25, 31, 564 P.2d 135, 139 (1977) (citing *State v. Kahalewai*, 56 Haw. 481, 541 P.2d 1020 (1975)); cf. *League of Women Voters of Honolulu v. State*, 150 Hawai‘i 182, 194, 499 P.3d 382, 394 (2021) (“[I]f the Legislature could alter the meaning of the Hawai‘i Constitution through its own rules of procedure, theoretically, there would be no need to go through the formality of amending the Hawai‘i Constitution. See *Mason’s Manual [of Legislative Procedure]* (2010 ed.) § 12, ¶ 1 (‘A legislative body cannot make a rule which evades or avoids the effect of a rule prescribed by the constitution governing it, and it cannot do by indirection what it cannot directly do.’).”).

**LATE**

**LATE**



**TESTIMONY ON SB 2919 RELATED TO PROPERTY**

January 31, 2024

TO: Chair Jarrett Keohokalole

Members of the Senate Committee on Commerce and Consumer Protection

Chair Lynn DeCoite

Members of the Senate Committee on Energy, Economic Development, and Tourism

Chair Glenn Wakai

Members of the Committee on Public Safety and Intergovernmental and Military Affairs

FR: Alex April

Airbnb Public Policy, Hawai'i

**RE: HB 1838 RELATED TO PROPERTY**

Mahalo for the opportunity to comment on SB 2919, related to property. We've worked closely with the State of Hawaii and local governments in Honolulu, Kauai, Big Island and Maui to develop short-term rental policies that allow home sharing to continue to support the state's tourism industry and provide accommodations for visitors, including transient workers, students, and residents displaced by natural disasters.

Given the historical role short-term rentals have played in supporting the state's visitor economy, we write to express our concerns with HB 1838, including:

1. Impact on State Revenue: According to the Hawaii Tourism Authority, the short-term rental industry generated \$132.6 million in TAT revenue alone in 2018. In 2022, Airbnb hosts generated approximately \$77M in GET and TAT to the State of Hawai'i. Total GET and TAT revenue is substantially higher when factoring tax revenue from other platforms and independent hosts. If passed, HB 1838 would significantly reduce the state's ability to make ends meet under the current budget.
2. Airbnb is a willing partner to counties: Airbnb has MOUs with Honolulu, Maui, and Kauai to support their enforcement of short-term rental rules. For example, pursuant to our MOU, Kauai has consistently worked with Airbnb to issue takedown requests. On Maui, Airbnb removed more than 1,300 listings that did not comply with the terms of the MOU in February 2022. HB 1838 does not reflect the progress of short-term rental policy on the local level. The bill does not take into account the hard work and collaboration of notice-and-takedown tools, the important work of the MOUs, and the multi-year discussion on short-term rental policy.



Additionally, in the days after the wildfires in Maui fire last August, Airbnb and Airbnb.org worked closely with the Governor's office and the Department of Human Services (DHS) to help provide temporary housing for displaced residents. In total, we connected over 2,200 displaced residents to emergency temporary housing immediately following the fire.

Since then, we have continued to work with DHS to encourage Hosts on Airbnb to offer their home to displaced residents on a longer-term basis, many for stays of up to a year. We remain committed to working with you on fair and reasonable solutions that protect the rights of Hosts and preserve the significant benefits that short-term rentals provide to Hawai'i communities.

Mahalo for the consideration of our comments.

**SB-2919**

Submitted on: 1/30/2024 10:22:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Sullivan	Individual	Support	In Person

Comments:

I am in support of this bill and hope it will help all our hard working families be able to afford to stay and live in Hawaii

instead of look elsewhere to buy a house and raise their families. We should not get priced out of our home state.

mahalo



**SB-2919**

Submitted on: 1/31/2024 7:36:23 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Manu Akana	Individual	Support	In Person

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the*

*suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Manu Akana*

**[Submit Testimony](#) today in Support of this critical legislation** and join us via Zoom or in-person tomorrow.

Mahalo nui loa!

Lahaina Strong

**SB-2919**

Submitted on: 2/1/2024 8:15:41 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Juliana Wynberg	Individual	Oppose	In Person

Comments:

Josh Green is fomenting hatred of tourists and short term rental owners as a focus for local Hawaiians instead of finding solutions to the current lack of housing on Maui.

Much like Trump, he is turning Hawaiians into victims, and the boogie man is not the government

which should be examining their role in the causes of the Maui fire nor

huge corporations that profit from their over priced hotels nor the super rich who have virtually empty second homes, but the short term rental owners who support the local economies.

And the first order of business is to fill the local dump with toxic waste and the next order of business will be to eliminate jobs.

A sad situation all around!

**SB-2919**

Submitted on: 2/1/2024 8:54:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daryl Wilson	Individual	Oppose	In Person

Comments:

My name is Daryl Wilson. I have an active business doing short term rentals. Spreading Aloha and giving travelers the best service I can. If it was taken from me I would loose everything. I wanted to add if this bill was about housing why is there 100s of homes in my small area all vacant mostly bank owned just sitting. I have one on my block that has been empty for over 7 years. Perfect home with no one occupying. Wouldn't it be a much easier option to force these banks to rent them? To me this feels like a hotel take over. Just make the people suffer while lining the pockets of politicians. What else could it be when there are so many open available homes vacant. This was solidified for me when I saw our governor last year signing the take down bill for short term rentals in Oahu. I could not believe the hotel owners behind him when signing . Right in your face. One last thing we live on the Hilo side of the big island. I think there are 2 big hotels and a few smaller ones here. Is that really enough for all the travelers. Plus how are they going to afford the quadruple the price rates that they charge. If this bill does go through I truly enjoyed living on this island and will never forget all the life lessons on how to treat people. But also realizing that where there is light you will find darkness. I hope that the politicians really think about this and will the extra money there getting be worth it in the long run

**SB-2919**

Submitted on: 1/31/2024 5:52:20 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tracey Jackson	Testifying for Holiday Home Rentals	Oppose	Remotely Via Zoom

Comments:

I am a homeowner in Princeville on the Island of Kauai. We purchased a home in Princeville specifically because it allowed us the ability to use the home when we could and to rent it out when we are not on the island. We researched the areas where renting short-term was allowed and we made this purchase in reliance on the long-established laws specifically allowing short-term rentals in Princeville that have existed since the establishment of the area. We are vehemently opposed to any restrictions on the rights of homeowners to offer their properties as short-term rentals in this area specifically given that it was established with the known purpose of allowing short-term rentals. To make any modifications to these long-established legal property rights would be most unfair to all who purchased on the strength of the zoning laws in existence at the time of their purchase. If the State wishes to enact legislation to regulate short-term rentals in certain areas, it should do so only with prospective effect.

We have no opposition to imposing requirements on homeowners to obtain proper business licences and to pay appropriate fees and taxes for the operation of their short-term rental properties. We operate entirely legally and in compliance with all laws and rules. We support this kind of regulation.

Thank you for taking the time to consider my submissions.

Tracey Jackson,

Holiday Home Rentals



# SIERRA CLUB OF HAWAI'I

**SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
SENATE COMMITTEE ON PUBLIC SAFETY AND INTERGOVERNMENTAL AND MILITARY  
AFFAIRS**

February 2, 2024

9:35 AM

Conference Room 229

**In SUPPORT of SB2919: Relating to Property**

---

Aloha Chair Keohokālole, Chair DeCoite, Chair Wakai, Vice Chair Fukunaga, Vice Chair Elefante, and Members of the Committees,

On behalf of our over 20,000 members and supporters, the Sierra Club of Hawai'i **SUPPORTS** SB2919, which would help to directly and meaningfully address our islands' housing challenges, by ensuring that residential units are used to house local residents, and not transient visitors.

As most recently demonstrated by the Governor's original Emergency Proclamation on Housing, our housing crisis and the suffering of local families have been repeatedly used to attack legal safeguards protecting our environmental and cultural integrity, food security, water security, local job creation, and other critical interests and needs of both present and future generations. **Tellingly, these attacks often provide little to no assurances that housing projects developed without such safeguards will directly provide meaningful or long-term housing relief to the vast majority of local families; for example, the original Emergency Proclamation had no affordability requirements whatsoever, nor any means to ensure that new units would be reserved for current residents.** Meanwhile, the continual push to scapegoat environmental, cultural, and other public interest protections for our housing crisis has diverted policymakers and housing advocates from pursuing systemic, root-cause solutions that would provide much more meaningful and direct relief to local residents in need of truly affordable housing.

This measure, by contrast, would more directly address the housing needs of local residents, without compromising the environmental and cultural interests and the associated well-being and quality of life of our children and future generations. By empowering counties to phase out short-term or vacation rental uses of their local housing supply, this bill provides a mechanism to open up tens of thousands of existing residential units for long-term residential use. In addition, by creating a statewide registry requirement for new vacation rentals; allowing landowners and condominium or homeowner associations to designate units and buildings where vacation rental registration should not be permitted; prohibiting corporate entities from

registering vacation rentals; and requiring online vacation rental platforms to ensure that listed vacation rentals are appropriately registered; this measure will also provide a comprehensive and enforceable program to rein in the relatively unfettered conversion of long-term residential units into vacation rentals. Both approaches will also help to reduce and reverse speculation by offshore investors and corporations seeking to exploit our limited housing supply for highly profitable vacation rental ventures, which has contributed to skyrocketing real property costs that now exceed what most local residents can hope to afford.

While there is no single silver bullet for our multi-faceted housing and houselessness crises, the Sierra Club appreciates that this measure presents a meaningful and concrete pathway for housing relief for many local families, without compromising the well-being and quality of life of our children and future generations. **The Sierra Club emphasizes that if fully implemented, this measure may also head off a humanitarian crisis when current federally-funded housing programs for displaced Lahaina residents expire – a crisis that would only invite further attacks on our environment, culture, and social fabric.**

Accordingly, the Sierra Club respectfully urge the Committees to **PASS** SB2919. Thank you very much for this opportunity to testify.



Testimony of **Lahaina Strong**  
Before the Committee on  
**Commerce and Consumer Protection,**  
**Energy, Economic Development, and Tourism,**  
**And Public Safety and Intergovernmental and Military Affairs**

In Consideration of Senate Bill No. 2919  
**DCCA; Short-Term Rentals; Registration; County Zoning; TAT;**  
**Appropriation; General Fund Expenditure Ceiling Exceeded**

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

We are writing on behalf of Lahaina Strong, an organization that was initially formed in 2018 following the Hurricane Lane fire in Lahaina and reenergized last year after the devastating Lahaina fires on August 8. Our organization, is the largest grassroots, Lahaina-based community organization, with over 20,000 supporters, engaged in providing support and assistance to the victims of these disasters.

**Lahaina Strong stands in support of SB2919 with amendments,** allowing counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time, as recommended by the House of Representatives shelter working group.

We propose the following amendments to enhance the bill and suggest two key modifications:

1. Clarify TVR Definition: Grant each county the authority to define “transient vacation rental unit” within its jurisdiction or define “transient vacation rental unit” as a rental for 180 days or less.



2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

Lahaina Strong has been at the forefront of relief and advocacy efforts, including initiating the "Fishing for Housing" camp, which has been in operation for over eleven weeks along Kaanapali Beach, highlighting the need for dignified housing for Lahaina fire victims. Our organization has been working closely with the affected community to address pressing issues, and we appreciate the legislature's consideration of measures that align with our organization's goals and demands.

In Lahaina, 25% of housing units were listed as short-term rentals, according to the University of Hawaii Economic Research Organization. To the south of Lahaina, that percentage jumps to 41.8%. To the north, it jumps to 87%.

There is a housing emergency on the island of Maui. Giving the counties the clear authority to phase out vacation rental uses has been identified as a key policy tool for helping Maui residents find dignified housing in the wake of the wildfires.

This is a critical step in providing stability and security to those who have already endured so much. We urge the legislature to pass SB2919 to provide much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Sincerely,

Jordan Ruidas, Pa'ele Kiakona & Courtney Lazo

Lahaina Strong



The Senate  
The Thirty-Second Legislature  
Regular Session of 2024

To: Senate Committees on Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and Public Safety and Intergovernmental and Military Affairs.

Date: February 2, 2024

Place: State Capital, Conference Room 229

RE: **SB 2919, Relating to Property**

Chairs Keohokalole, DeCoite and Wakai; Vice-Chairs Fuknaga, Wakai and Elefante; and Members of the Committees:

Rental By Owners Awareness Association (RBOAA) fully supports compliance with State taxation laws and County zoning regulations.

SB 2919 seeks to establish a new regulatory scheme that is deeply flawed and conflicts with numerous statutes and regulations.

**RBOAA OPPOSES** this Bill for the following reasons:

This Bill effectively **phases out all new unhosted short term rentals** - even those in resort nodes, tourist destination areas and all other areas that have been designated by the counties for legal operation of STR.

**BILL ELIMINATES ALL UNHOSTED SHORT TERM RENTALS:**

This Bill states: No STR registration shall be issued unless the applicant is a natural person who is the owner and permanent occupant of the dwelling.

This Bill fails to clearly state that it will eliminate all future unhosted STR who will not be able to obtain a registration since they do not permanently occupy their dwelling. The effect is to close down all short term rentals when the current operator no longer continues business or sells their property. This affects properties that are legally zoned, may even be in resort nodes or tourist destination areas, they will all be eliminated by this Bill.

The counties will have reduced property tax revenue as a result of properties being classified into lower tax rate categories when they cease STR.

**THIS BILL CONFLICTS WITH THE HAWAII REVISED STATUTES**

The Bill seeks to add a new chapter to the Regulatory Licensing Reform Act contained in Hawaii Revised Statutes Chapter 26. This Bill is not a benign new state “registration” as it says in its title. Chapter 26 is for licensing professions and vocations. Renting someone’s own dwelling is not a profession nor a vocation and does not meet the criteria for Chapter 26.

## THIS BILL DOES NOT CONFORM TO THE REQUIREMENT FOR INCLUSION IN THE STATUTE

HRS 26H-2 requires that any regulation and licensing of a profession or vocation in this chapter “shall be undertaken only where reasonably necessary **to protect the health, safety or welfare of the consumer.**” (emphasis added)

This Bill is a regulatory action to monitor for compliance by the proprietor of a STR, it is not a consumer protection, therefore, there is no authority under Chapter 26 to regulate STR as a consumer protection.

## NEW BILL REGULATION WOULD HAVE TO BE REVIEWED BY AUDITOR

HRS 26H-6 requires that any new regulation must first be referred to the auditor for analysis. (Sunrise).

## BILL DOES NOT CONFORMING TO THE DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS (DCCA) REQUIREMENTS

This Bill then moves from a regulatory scheme under the Regulatory Licensing Reform Act and then moves to business licensing under the Department of Commerce and Consumer Affairs. Neither is applicable to STR.

The EXCEPTION to the requirement of registering a business with DCCA is for a sole proprietorship. STR owners are sole proprietorships and are expressly excluded from the requirement to register as a business.

There is no other sole proprietorship that is subject to registering with DCCA. To require only STRs to register, but no other sole proprietorship, could be found to be discriminatory.

## THE BILL DUPLICATES REGULATIONS OF THE COUNTIES

This Bill’s goal is to identify STR that are operating out of compliance by issuing an identifying registration number and then via electronic reporting utilizing information from the Platforms. The report is then used to issue a cease and desist. This then would be followed by State fines of \$10,000 a day.

Each county already has ordinances that provide for a procedure of identifying STR. They already have identifiers, registrations, tax I.D. tracking, zoning requirements and fines.

Will both the State and counties have laws for the same offense? Will there be fines from both the State and counties for the same offense?

## THE BILL AMENDS HRS 46-4 AUTHORITY GRANTED THE COUNTIES

This Bill will provide for authority for the counties to change any zoning ordinance and any zone. It changes the definition of STR to be 180 which may not be consistent with currency county, and is not consistent with many STR already operating at 30 days. The Bill also provides for phasing out in any zone, including residential.

This Bill also does not confine itself to one subject matter.

For the above reasons, we respectfully request that this Bill be deferred.

Thank you for the opportunity to testify.

Sincerely,

Alicia Humiston, President  
Rental by Owner Awareness Association

3550 L. Honoapiliani Rd, #215 PMB 453, Lahaina,



Housing Hawai'i's Future  
PO Box 3043  
Honolulu, HI 96802-3043

February 2, 2024

TO: Chair Keohokalole, Chair Wakai, and Chair Nishihara and members of the Hawai'i Senate  
Committees on Commerce and Consumer Protection; Energy, Economic Development, and  
Tourism; and Public Safety, Intergovernmental, and Military Affairs  
RE: SB 2949

My name is Sterling Higa, and I serve as executive director of Housing Hawai'i's Future, a nonprofit creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

**We support SB 2949.**

STRs use our limited housing inventory for business purposes rather than meeting our long-term housing needs.

The counties should build more housing, and they should also have the authority to phase out the use of housing as STRs over time.

Thank you,

A handwritten signature in cursive script that reads "Sterling Higa".

Sterling Higa  
Executive Director  
Housing Hawai'i's Future  
[sterling@hawaiisfuture.org](mailto:sterling@hawaiisfuture.org)  
+1 (808) 782-7868

**THE THIRTY-SECOND LEGISLATURE REGULAR SESSION OF 2024**  
**COMMITTEE ON COMMERCE AND CONSUMER PROTECTION**  
**Senator Jarrett Keohokalole, Chair**  
**Senator Carol Fukunaga, Vice Chair**  
**Members**  
**Angus L.K. McKelvey**  
**Herbert M. "Tim" Richards, III**  
**Brenton Awa**  
**Testimony in Support of SB2919**

From: Stephen W. West  
964 Makani Rd.  
Makawao, Hawaii 96768  
Phone (808) 856-6687  
stephenwwest@icloud.com

Senate Bill 2919 is a crucial piece of legislation that aims to expand the zoning powers for counties in relation to short-term rentals. This bill will empower counties to regulate and manage short-term rental properties more effectively, addressing the growing concerns and conflicts arising from the rapid proliferation of such rentals in our communities.

The rapid growth of the short-term rental industry has presented numerous challenges for local communities, including concerns about noise, parking, property values, and the character of residential neighborhoods. SB2919 recognizes the need for counties to have greater flexibility and authority to address these issues, taking into account the unique needs and circumstances of each community.

By granting counties expanded zoning powers, SB2919 will enable local governments to tailor regulations to the specific characteristics and demands of their respective areas. This flexibility is essential for addressing the diverse range of challenges posed by short-term rentals, which can vary significantly from one community to another. Counties, with their intimate knowledge of local conditions, are best positioned to make informed decisions about zoning and land use policies that directly impact the well-being of their residents.

Furthermore, SB2919 will provide counties with the necessary tools to balance the interests of property owners, residents. The bill recognizes the needs of the community, while also acknowledging the need to uphold the quality of life for permanent residents. By allowing counties to implement zoning regulations that strike this delicate balance. SB2919 is a critical step toward allowing the counties zoning powers to address the needs of the community in the short-term rentals. By expanding the zoning powers for counties, the bill will allow for more nuanced and tailored regulations that reflect the unique needs of each community. This approach will help mitigate the negative impacts associated with short-term rentals while preserving the economic opportunities they provide.

As such, I urge lawmakers to support SB2919 and recognize the importance of empowering counties to effectively manage and regulate short-term rentals for the benefit of all citizens, with the passage of this legislation and hopefully more we will make sure that our children are not priced out of paradise.

**SB-2919**

Submitted on: 1/30/2024 10:44:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Enriquez	Individual	Support	Written Testimony Only

Comments:

Strongly support SB2919

-protects local homeowners who wish to rent a portion of their dwellings to supplement their monthly income.

**TOURISM**

- STRs offer little jobs an draw tourists away from resort area where union-wage tourism jobs are.

**SB-2919**

Submitted on: 1/31/2024 1:11:48 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aitulagi E. Ala	Individual	Support	Written Testimony Only

Comments:

I support this Bill.

**SB-2919**

Submitted on: 1/31/2024 3:55:55 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leonard Nakoa III	Individual	Support	Remotely Via Zoom

Comments:

Let our county of Maui control our county please.



**SB-2919**

Submitted on: 1/31/2024 4:26:17 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
KA'IULANI AKAMINE	Individual	Support	Remotely Via Zoom

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha and Mahalo for your work to support our community!*

*Ka 'iulani Akamine*

**SB-2919**

Submitted on: 1/31/2024 5:17:31 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
kai nishiki	Individual	Support	Remotely Via Zoom

Comments:

*Aloha Chairs and Members of the Committees,*

*I express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I support the following amendments, as proposed by Maui County Councilmember Keani Rawlins- Fernandez, to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*Our community thrives on the contribution of our local workers, county/state government employees, teachers, healthcare workers, and emergency responders - those who serve our community's needs, not tourism greed. These are the people who form the backbone of our society and vacation rentals have created a housing crisis for these vital members of our community. They are finding it increasingly difficult to find affordable long-term housing in the areas where they work. This not only strains personal lives, but also impacts our ability to serve our community effectively.*

*The shift to short term rentals disrupts the fabric of our neighborhoods. It replaces long-term neighbors with a revolving door of temporary occupants, which undermines the sense of community and belonging that is essential to the social health of our communities. Without their contributions our communities cannot thrive. This is not just a matter of housing policy. It's about preserving the heart and soul of our community by ensuring that our local workforce has a place to call home.*

*It is our duty to change laws to protect our people when a use or action starts to hurt our people. In the realm of governance, the primary duty of a government is to enact and modify laws in a manner that safeguards the well-being of its citizens.*

*When certain actions, such as the proliferation of short-term rentals, begin to adversely affect the local population, it is the responsibility of the government to intervene and rectify the*

*situation. This intervention is crucial in maintaining social balance and ensuring that the economic benefits of tourism do not overshadow the basic needs of local residents, such as affordable housing.*

*The government's role is not just to foster economic growth but to ensure that growth is sustainable and equitable, benefiting all segments of society. By adjusting legal frameworks and policies, the government can create a harmonious balance where tourism has its place(not in our neighborhoods) without compromising the housing needs of local workers, thereby upholding its duty to protect the interests and welfare of its people.*

*Aloha,*

*Kai Nishiki*

**SB-2919**

Submitted on: 1/31/2024 8:27:43 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Brad Tomlinson	Individual	Oppose	Remotely Via Zoom

Comments:

I am opposed to SB 2919 for the following reasons:

Firstly, Short Term Rentals ( STR's ) provide economic activity for Hawaii when owners are not present in their dwellings. There are may owners who live in Maui 6 months of the year and elsewhere the rest of the year. SB 2919 would require require an owner to be present in the dwelling while it was being rented short term. This clause would mean that owners who were off island would be unable to rent their dwelling short term.

What this means in practical terms is Hawaii would lose significant income for the 6 months that dwellings sit vacant.

Allow me to provide two examples of owners who are part-time residents. I know a couple from Texas who must be in that state at least 6 months and a day to maintain their tax residency there. Canadians are only able to be in the USA 182 days a year. In both cases owners would not sell and no economic activity would be created by these properties for half the year.

If allowed to rent out their dwellings while off island these people would be creating a significant economic benefit to Hawaii. If this stops then Hawaii will lose Millions of dollars in economic activity. There will be job losses especially for small businesses.

Realistically, even if current owners wanted to sell, many of the properties that are short term rentals would never be affordable to local people. A one bedroom condo is worth about \$830,000 and \$1000 a month in condo fees. The same condo pays about \$8000 a year in property tax. The cost to pay a mortgage, condo fees and tax for a one bedroom condo is beyond most single people or even couples. The condos in hotel zoned areas are not suitable or affordable for families. So why not allow STR's to contribute to the community and create economic activity.

Maui county will raise \$430 Million in property tax revenue. Vacation Rentals will raise \$160 Million in RPT tax, 12% more than last year. This was an increase of \$17 Million in tax dollars, the highest increase in all the tax classifications. This year Short Term Rentals represents 37% of the real property tax revenue, and 15% of the total operating budget.

Much of the increases in revenue in property taxes overall came from the increase in values of properties. Total assessments rose \$4 Billion overall in Maui County in fiscal year 2022-2023. Increases in assessed values were 5% overall in the short term classification. Short term rentals will contribute \$12.1 Million in revenue to the Affordable Housing Fund, the largest contribution of all the classifications, and the largest contribution to date.

Over the last 5 years the short term rental classification has generated \$31.5 million dollars for the affordable housing fund. Visitor accommodations raise 82% of Maui's property tax revenue with second homes included. These numbers show Short term rentals are a significant contributor to the County of Maui, and a legitimate and critical part of the economic engine for Maui.

Maui County's operating budget has increased to over 1 Billion dollars in its current fiscal year. Most of the county's revenue comes from the short term rental classification, and the small businesses creating this revenue. The county of Maui has long had a strategy of taxing the Short Term Rental Classification in order to keep taxes low for the residents. A big part of this strategy is by means of the property assessment values that the County assessment division attributes to these properties.

Looking at the top 30 real property tax revenue generating legal visitor accommodations in Maui county, you can see that the assessment of many short term rentals result in a higher rate and tax revenue than many of our hotel properties.

When looking at average tax revenue generated on a per Unit basis, the top 13 properties are all legal vacation rental properties. The top Hotel, the Kea Lani falls behind all of these at number 14 on this same list.

Sent from my iPad

**SB-2919**

Submitted on: 2/1/2024 8:47:15 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Vlad Gurovich	Individual	Oppose	Remotely Via Zoom

Comments:

I strongly OPPOSE yet another attempt of hotel industry lobbying government to kill competition under the guise of affordable housing.

On my island of Oahu, non-Hotel short term rental units represent **less than 1%** of all housing units.

We all know what is causing the Hawaii housing crisis -- University of Hawaii Research organization named **UHERO** released a paper called "Measuring the burden of housing regulation in Hawaii" in 2022 where it stated

*"One of many factors that may explain the incredibly high home prices in Hawaii is that government regulation has severely limited the ability of the housing market to create the units necessary to meet demand"*

Link: <https://uhero.hawaii.edu/wp-content/uploads/2022/04/MeasuringTheBurdenOfHousingRegulationInHawaii.pdf>

There is a 6-months to 1 year backlog of building permits on Oahu. Instead of targeting an industry that benefits local economy at behest of Hotel Lobbyist, focus on streamlining the building regulatory nightmare.

**SB-2919**

Submitted on: 2/1/2024 8:27:37 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Heh	Testifying for Oahu Short Term Rental Alliance (OSTRA)	Oppose	Written Testimony Only

Comments:

Dear Senators;

Every island has it's own set of rules and regulations and terminology for short term rentals. The State should not relinquish it's ability to regulate STR's down to the Counties where it will add layers of confusion and convolude the situation making the housing situation worse. Also the Governor grossly over counts the STR's in Hawaii stating there's over 100,000 when there are only 31,000. On Oahu, STR's account for only 2750 when you exclude hotel units or just 1% of the housing on Oahu. PLEASE STOP this flawed bill from moving forward.

Mike Heh, Director OSTRA 808-382-4515

**SB-2919**

Submitted on: 1/31/2024 9:19:40 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Justin Pierce	Testifying for ILWU Local 142	Support	Written Testimony Only

Comments:

MEDIAN HOME PRICES by County are as follows:

Kaua'i: \$1.3million

Maui: \$1.4million

O'ahu: \$920,000

SB2919

ILWU LOCAL 142 (for those submitting testimony in their capacity as FTOs)

The ILWU Local 142 represents 16,000 members across the islands.

Housing is a priority issue for the ILWU who advocates for the interests of local working families.

SB2919

Strengthens the oversight capabilities of the state over short-term rentals.

Gives the counties greater authority to define and manage short-term rentals on their islands.

Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.

Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.

Promotes responsible tourism.

Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

STRs compromise the cohesion and safety of our neighborhoods.



## TOURISM

STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.

Moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/31/2024 8:07:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alison Bromley	Testifying for Alison Bromley LCSW LLC (mental healthcare provider specializing in trauma)	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Alison Bromley, LCSW





# INTERNATIONAL LONGSHORE & WAREHOUSE UNION

LOCAL OFFICE • 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161

**HAWAII DIVISION:** 100 West Lanikaula Street, Hilo, Hawaii 96720 • **OAHU DIVISION:** 451 Atkinson Drive, Honolulu, Hawaii 96814  
**MAUI COUNTY DIVISION:** 896 Lower Main Street, Wailuku, Hawaii 96793 • **KAUAI DIVISION:** 4154 Hardy Street, Lihue, Hawaii 96766  
**HAWAII LONGSHORE DIVISION:** 451 Atkinson Drive, Honolulu, Hawaii 96814

## LOCAL 142

January 31, 2024

The Thirty-Second Legislature  
Regular Session of 2024

### THE SENATE

#### Committee on Commerce and Consumer Protection

Senator Jarrett Keohokalole, Chair

#### Committee on Energy, Economic Development, and Tourism

Senator Lynn DeCoite, Chair

#### Committee on Public Safety and Intergovernmental and Military Affairs

Senator Glenn Wakai, Chair

State Capitol, Conference Room 229 & Videoconference

Friday, February 2, 2024; 9:35 a.m.

### STATEMENT OF THE ILWU LOCAL 142 ON S.B. 2919 – RELATING TO PROPERTY

The ILWU Local 142 represents 16,000 members across the islands. Housing has always been a focus of the ILWU's work to support the working-class of Hawai'i. We are particularly invested in combating the current housing crisis, which is causing an exodus of hard-working generational local families from our homeland.

The ILWU strongly **supports** SB2919, which strengthens the oversight capabilities of the state over short-term rentals and gives the counties greater authority to define and manage short-term rentals on their islands.

SB2919 will significantly limit the growth of short-term rentals in Hawai'i, preserving the current housing inventory for local families, while protecting local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.

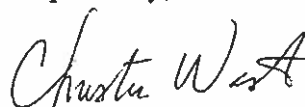
Short-term rentals generate an average of four times the revenue that a long-term rental generates. This sets up each home in Hawai'i, each neighborhood in Hawai'i, as a sitting duck for outside investors who only wish to extract profit and have little care for our communities or our local families. Short term rentals decrease the housing inventory in Hawai'i, increase the cost of housing in Hawai'i, and compromise the cohesion and safety of our neighborhoods.



Too many of our neighborhoods have become overrun with short-term rentals and tourists. While our state depends on tourism for jobs and revenue, short term rentals offer little jobs while sprawling tourists from resort areas into our backyards. If we want to cool local resentment for tourism overall, we must take action to control short-term rentals.

Strengthening oversight and regulation on short-term rentals, and giving counties the appropriate authority to manage housing issues on their islands are all moves in the right direction to clean up tourism and address the housing crisis in Hawai'i. We appreciate the urgency that SB2919 gives to the situation. We stand firmly in support of SB2919.

Respectfully,

A handwritten signature in black ink that reads "Christian West". The signature is written in a cursive style with a large, stylized "C" and "W".

Christian West  
President

**SB-2919**

Submitted on: 1/30/2024 1:45:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Philip Trani IV	Testifying for ILWU	Support	Written Testimony Only

Comments:

SUPPORT

**SB-2919**

Submitted on: 1/31/2024 6:12:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kawailoa Texeira	Testifying for ILWU	Support	Written Testimony Only

Comments:

Aloha,

I am writing in to support SB2919. Housing is a priority for ILWU who advocates for local families.

**SB-2919**

Submitted on: 1/29/2024 4:51:48 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Regina Gregory	Individual	Oppose	Written Testimony Only

Comments:

More complicated, but does not limit the number of short-term rental units.



**SB-2919**

Submitted on: 1/29/2024 4:52:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Junior	Individual	Support	Written Testimony Only

Comments:

Aloha Hawaii Senate,

As a displaced Lahaina resident and someone that has witnessed many neighborhoods ruined by vacation rentals, we welcome any effort to help control and possibly limit the disruptions. Our community suffered a housing shortage before the fire and now we have tens of thousands of homes unavailable due to the rampant adoption of vacation rentals from homes. It had ruined our community before the fire and the fire just killed it entirely.

Maui county has the "Minatoya list" that has created a larger problem in that we have so many unregistered vacation rentals it is impossible to even look them up. Anything to not just curb all the the residential zoned TVRs but also the agriculture zoned rentals would be great. Even if it provides some clarity to what can be done. We appreciate the state taking this topic up as our Maui Council and Mayor has expressed concern over the issue. While our community has been lost to TVR's, we hope other communities are not subject to the destruction of our neighborhood by the very people that continue to believe they are doing nothing wrong. All the foreign investors with no ties to Hawaii and really no interest in anything but profit. Why else own multiple units in the same community?

Anything to help with vacation rentals, no matter how small will help.

Mahalo.

**SB-2919**

Submitted on: 1/29/2024 5:10:19 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tim Moore	Individual	Support	Written Testimony Only

Comments:

I ask you to please consider support for this bill. Affordable housing is a very big concern for Hawaii and now, in particular Lahaina. A large consideration is our limited housing options being taken off the market and reducing options and in effect also raising the cost of available housing. Please help house our people. In west Maui workforce housing has disappeared to become STR. Please help us now!

**SB-2919**

Submitted on: 1/30/2024 7:49:02 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Laurie Makaneole	Individual	Oppose	Written Testimony Only

Comments:

i am aganst SB 2919- i belive State and Counties need to find a comprimise to allow short term vacation rentals in non VDA areas- this helps us residents to pay for our mortgages and provides a beter vacation experience. If i travel to another island I want to stay at a short term vacation rental option- like a room in someones house.

**SB-2919**

Submitted on: 1/30/2024 10:51:37 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charles Prentiss	Testifying for Keep It Kailua	Support	Written Testimony Only

Comments:

Support.

**SB-2919**

Submitted on: 1/30/2024 11:31:55 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Angel Wannemacher	Individual	Oppose	Written Testimony Only

Comments:

This is So wrong. taking away property owner rights is not proper.

Making the owner reside in the property in order to have a rental can reduce the amount of housing. If the owner long term rents part of the home then short term rents part of it and the renter is ok with that it should be allowed. This owner may only be able to come use the property once in a while and wants the home looked after instead of sitting vacant.

I forsee that many owners may just leave homes vacant.

Registration so that the government gets taxes is one thing but a whole different story when you tell people how to use their property.

**SB-2919**

Submitted on: 1/30/2024 12:57:25 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Donna Bowles	Individual	Oppose	Written Testimony Only

Comments:

Short-term rentals play a crucial role in accommodating not only tourists but also essential workers like healthcare professionals, contractors, and construction workers. Additionally, it should emphasize the broader economic impact, providing income for cleaners, handymen, gardeners, and others in the community.

For the price that owners would need monthly to break even, most residents wouldn't be able to afford. I think it's wrong for the State to tell homeowners what to do with their properties, within reason. The tax revenue loss would be substantial too.

**SB-2919**

Submitted on: 1/30/2024 1:01:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chad K Pacheco	Individual	Support	Written Testimony Only

Comments:

I am in strong support of SB2919

**SB-2919**

Submitted on: 1/30/2024 1:11:12 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matthew Coleman	Individual	Support	Written Testimony Only

Comments:

I support SB2919



**SB-2919**

Submitted on: 1/30/2024 1:16:53 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kawika Kekuawela	Individual	Support	Written Testimony Only

Comments:

I support this bill

**SB-2919**

Submitted on: 1/30/2024 1:19:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
jose miramontes jr	Individual	Support	Written Testimony Only

Comments:

In support

**SB-2919**

Submitted on: 1/30/2024 1:20:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dillon	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill.

**SB-2919**

Submitted on: 1/30/2024 1:20:59 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brandon Parker	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/30/2024 1:21:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paris Fernandez	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill.

**SB-2919**

Submitted on: 1/30/2024 1:24:11 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaipo Sarkissian Jr	Individual	Support	Written Testimony Only

Comments:

I support this bill

**SB-2919**

Submitted on: 1/30/2024 1:26:40 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sam	Individual	Support	Written Testimony Only

Comments:

I'm in support of this bill

**SB-2919**

Submitted on: 1/30/2024 1:29:04 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick trani	Individual	Support	Written Testimony Only

Comments:

Support



**SB-2919**

Submitted on: 1/30/2024 1:39:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaipo Bee	Individual	Support	Written Testimony Only

Comments:

I Kaipo Bee as an individual strongly support SB2919!

**SB-2919**

Submitted on: 1/30/2024 1:39:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathan Dudoit	Individual	Support	Written Testimony Only

Comments:

I strongly urge our legislators to put their full support behind SB2919 to help aid our family in Lahaina down the path toward recovery and healing.

**SB-2919**

Submitted on: 1/30/2024 1:44:11 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anapuni Coleman	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/30/2024 2:24:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chase	Individual	Support	Written Testimony Only

Comments:

I support bill SB2919.

**SB-2919**

Submitted on: 1/30/2024 2:25:12 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Troy Maruoka	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2919

**SB-2919**

Submitted on: 1/30/2024 2:41:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Justin Bee-Silva	Individual	Support	Written Testimony Only

Comments:

Support

**SB-2919**

Submitted on: 1/30/2024 2:52:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Blake Soares	Individual	Support	Written Testimony Only

Comments:

I support SB 2919

**SB-2919**

Submitted on: 1/30/2024 3:10:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Yamaguchi	Individual	Support	Written Testimony Only

Comments:

I support SB2919.

Mahalo



**SB-2919**

Submitted on: 1/30/2024 3:14:39 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lyle Nicely	Individual	Support	Written Testimony Only

Comments:

I support SB 2919.

**SB-2919**

Submitted on: 1/30/2024 3:29:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jarren Pestana	Individual	Support	Written Testimony Only

Comments:

Im in support of SB2919

**SB-2919**

Submitted on: 1/30/2024 4:12:52 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Justin	Individual	Support	Written Testimony Only

Comments:

Support.

**SB-2919**

Submitted on: 1/30/2024 4:37:49 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faith Andrade	Individual	Support	Written Testimony Only

Comments:

I support Bill SB2919

**SB-2919**

Submitted on: 1/30/2024 4:40:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tiva Tatofi	Individual	Support	Written Testimony Only

Comments:

I fully support this bill and what it stands for. Mahalo nui loa, Tiva!

**SB-2919**

Submitted on: 1/30/2024 5:01:58 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elijah Gambol	Individual	Support	Written Testimony Only

Comments:

I support as an individual citizen

**SB-2919**

Submitted on: 1/30/2024 5:07:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
J White	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of SB2919

**SB-2919**

Submitted on: 1/30/2024 5:09:41 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chad Amasiu	Individual	Support	Written Testimony Only

Comments:

I stand in Support of SB2919



**SB-2919**

Submitted on: 1/30/2024 5:11:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ian Peiler	Individual	Support	Written Testimony Only

Comments:

I support

**SB-2919**

Submitted on: 1/30/2024 5:15:17 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dural Duenas	Individual	Support	Written Testimony Only

Comments:

I support SB2919.

**SB-2919**

Submitted on: 1/30/2024 5:17:52 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lawrence DeCosta III	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of SB2919

**SB-2919**

Submitted on: 1/30/2024 5:24:18 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dustin Vierra	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of SB2919.

**SB-2919**

Submitted on: 1/30/2024 5:25:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lisa Goo	Individual	Support	Written Testimony Only

Comments:

I support

**SB-2919**

Submitted on: 1/30/2024 5:31:59 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Annette Fonseca	Individual	Support	Written Testimony Only

Comments:

I support sb2919.

**SB-2919**

Submitted on: 1/30/2024 5:30:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Seen Morimoto	Individual	Support	Written Testimony Only

Comments:

I stand in Strong support of SB2019.

**SB-2919**

Submitted on: 1/30/2024 5:34:09 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carlos Lamas	Individual	Support	Written Testimony Only

Comments:

My name is Carlos Lamas, a resident of Lahaina and i support SB2919. This bill has Community Protection, The bill's requirement for hosts to be permanent residents and property owners ensures that short-term rentals benefit local communities and do not lead to an influx of absentee property owners.

Also Regulatory Clarity, By clearly defining terms and setting registration requirements, the bill provides a clear legal framework, which can help legitimize the short-term rental industry.

This bill also takes a stance o. Safety and Standards, The electronic verification system for hosting platforms can enhance the safety and quality of short-term rentals.

Another reasom for support is the Tax Compliance, The bill's provisions for record-keeping and reporting aid in ensuring tax compliance, contributing to state revenues.

Mahalo for considering my testimony and my support for SB 2919 which seems to strike a balance between supporting tourism, a major economic driver, and preserving the interests of local residents.



**SB-2919**

Submitted on: 1/30/2024 5:46:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kenneth Cho	Individual	Support	Written Testimony Only

Comments:

I stand in support of this bill. Mahalo

**SB-2919**

Submitted on: 1/30/2024 6:03:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Abraham Kanekoa	Individual	Support	Written Testimony Only

Comments:

I stand strong in support of SB2919

**SB-2919**

Submitted on: 1/30/2024 6:04:33 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bryan Talatala	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/30/2024 6:06:52 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luke Shinsato	Individual	Support	Written Testimony Only

Comments:

I support the bill

**SB-2919**

Submitted on: 1/30/2024 6:08:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Allastaire Casamina	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of SB2919

**SB-2919**

Submitted on: 1/30/2024 6:11:33 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Asiah Dudoit	Individual	Support	Written Testimony Only

Comments:

I support SB2919. I hope that the committee will pass this bill into law.

**SB-2919**

Submitted on: 1/30/2024 6:15:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marcus Malepeai	Individual	Support	Written Testimony Only

Comments:

I strongly support Bill SB2919.

**SB-2919**

Submitted on: 1/30/2024 6:18:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nelson Lopez	Individual	Support	Written Testimony Only

Comments:

I support SB2919



**SB-2919**

Submitted on: 1/30/2024 6:27:41 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Sur	Individual	Support	Written Testimony Only

Comments:

Support bill help local families

**SB-2919**

Submitted on: 1/30/2024 6:27:47 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kale Ornellas	Individual	Support	Written Testimony Only

Comments:

Will significantly limit the growth of short term rentals in Hawaii preserving the housing inventory for locally raised families .

**SB-2919**

Submitted on: 1/30/2024 6:31:33 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gabriel Stietzel	Individual	Support	Written Testimony Only

Comments:

I support SB2919

**SB-2919**

Submitted on: 1/30/2024 6:30:10 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maui Wolfgramm	Individual	Support	Written Testimony Only

Comments:

I am in support of bill SB2919

- provides oversight of STR
- protection for hotels and resorts

**SB-2919**

Submitted on: 1/30/2024 6:36:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Herman J Perreira Ili	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill.

**SB-2919**

Submitted on: 1/30/2024 6:40:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaeo Neal	Individual	Support	Written Testimony Only

Comments:

I support sb2919

**SB-2919**

Submitted on: 1/30/2024 6:45:53 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ryan Sonoda	Individual	Support	Written Testimony Only

Comments:

I support SB 2919.

**SB-2919**

Submitted on: 1/30/2024 6:46:10 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
jeffery higa	Individual	Support	Written Testimony Only

Comments:

im in support of this bill



**SB-2919**

Submitted on: 1/30/2024 6:47:40 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elmer	Individual	Support	Written Testimony Only

Comments:

Aloha:

My name is Elmer Gorospe from the Big Island. I am writing this in support of SB2919. For the past several years, I've seen a rapid growth of short term rentals through out the state which is being operated and owned by none Hawaii residents. This has suggnificantly reduced the amount of housing for the working families. Passing this measure will limit the growth of short-term rentals in Hawaii and preserving the current housing inventory for- local families.

Moving to responsible troursim requires substantially limiting STRs in Hawaii. STRs offer little jobs and draw trourism away from the resort areas where good Union payin jobs are. I urge you all to support and pass SB2919

Mahalo!

**SB-2919**

Submitted on: 1/30/2024 6:51:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keone Bee	Individual	Support	Written Testimony Only

Comments:

I am in support of sb2919

**SB-2919**

Submitted on: 1/30/2024 6:54:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daylan Saniatan	Individual	Support	Written Testimony Only

Comments:

I Daylan Saniatan is in support of this cause...

**SB-2919**

Submitted on: 1/30/2024 7:03:22 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chad Duyag	Individual	Support	Written Testimony Only

Comments:

I support SB 2919

**SB-2919**

Submitted on: 1/30/2024 7:03:51 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
brandon wolff	Individual	Support	Written Testimony Only

Comments:

most STRs are illegal by location , add to hawaii's ongoing housing issues and comprise local jobs who are employed by hotels.

it'd time to do the right thing

mahalo

**SB-2919**

Submitted on: 1/30/2024 7:05:23 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daven	Individual	Support	Written Testimony Only

Comments:

I am supporting the bill

**SB-2919**

Submitted on: 1/30/2024 7:15:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Roselyn Molina	Individual	Support	Written Testimony Only

Comments:

I am in strong support of this bill SB2919 because it will significantly limit the growth of short-term rentals in Hawai'i, preserving the current housing inventory for local families.

**SB-2919**

Submitted on: 1/30/2024 7:16:42 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cole Dudoit	Individual	Support	Written Testimony Only

Comments:

I support Bill SB2919 and what it will mean for the local community. As some who is looking to buy a home, I see broken a system that pushes people who are from these islands out of the place they call home.



**SB-2919**

Submitted on: 1/30/2024 7:22:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
noah	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 7:25:24 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Burton Chun	Individual	Support	Written Testimony Only

Comments:

**ILWU LOCAL 142**

- The ILWU Local 142 represents 16,000 members across the islands.
- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/30/2024 7:25:30 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Grant Kawamoto	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/30/2024 7:25:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tristie Licoan	Individual	Support	Written Testimony Only

Comments:

- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their home to supplement their monthly income.
- Promotes responsible tourism.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai‘i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai‘i.

**SB-2919**

Submitted on: 1/30/2024 7:25:59 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dane Kaluhiwa	Individual	Support	Written Testimony Only

Comments:

ILWU LOCAL 142

- The ILWU Local 142 represents 16,000 members across the islands.
- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SB-2919**

Submitted on: 1/30/2024 7:26:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Walter Walker	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 7:26:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ka'ena Paikai	Individual	Support	Written Testimony Only

Comments:

Ilwu local 142:

the local ilwu 142 represents 16,000 members across the islands. Housing is a priority issue for the ilwu who advocates for the interests of local working families.

**SB-2919**

Submitted on: 1/30/2024 7:27:34 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zorich Palimoo	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.



**SB-2919**

Submitted on: 1/30/2024 7:28:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Louis Mansanas jr	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

**SB-2919**

Submitted on: 1/30/2024 7:28:20 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jay Amina III	Individual	Support	Written Testimony Only

Comments:

I support SB2919.

**SB-2919**

Submitted on: 1/30/2024 7:29:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Levi Archuleta	Individual	Support	Written Testimony Only

Comments:

-STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.

-STRs compromise the cohesion and safety of our neighborhoods.

-STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

-STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.

**SB-2919**

Submitted on: 1/30/2024 7:29:59 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dave Chew	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support SB2919. I believe this bill strengthens the oversight capabilities of the state over short-term rentals as well as giving each county greater authority to define and manage short-term rentals on their islands.

Thank you

**SB-2919**

Submitted on: 1/30/2024 7:30:32 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keoni Mendiola	Individual	Support	Written Testimony Only

Comments:

I Keoni Mendiola is in full support of SB2919, because it will significantly limit the growth of short term-rentals in Hawaii, preserving the current housing inventory for local working families.

**SB-2919**

Submitted on: 1/30/2024 7:30:35 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Travis rabellizsa	Testifying for ILWU local 142	Support	Written Testimony Only

Comments:

Strengthens the oversight capabilities of the state over short term rentals.

Promotes responsible tourism

**SB-2919**

Submitted on: 1/30/2024 7:30:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Phlynn	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of SB 2919

**SB-2919**

Submitted on: 1/30/2024 7:32:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekoa Bruhn	Individual	Support	Written Testimony Only

Comments:

Proactive measure to thoughtfully address one of our housing problems.



**SB-2919**

Submitted on: 1/30/2024 7:33:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacob Ramos	Individual	Support	Written Testimony Only

Comments:

Strengthens the oversight capabilities of the state over short-term rentals. Gives the counties greater authority to define and manage short-term rentals on their islands.

**SB-2919**

Submitted on: 1/30/2024 7:37:02 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Noah Campbell	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 7:38:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
KAIKA SASAOKA	Individual	Support	Written Testimony Only

Comments:

I support this bill as STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

**SB-2919**

Submitted on: 1/30/2024 7:38:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jonovan Tuinei	Individual	Support	Written Testimony Only

Comments:

I STAND IN SUPPORT FOR SB2919

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.
- STRs compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/30/2024 7:39:11 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Blair Nahale	Individual	Support	Written Testimony Only

Comments:

Support for SB2919 Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.

**SB-2919**

Submitted on: 1/30/2024 7:39:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cisco Valeho	Individual	Support	Written Testimony Only

Comments:

Short Term Rentals decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

**SB-2919**

Submitted on: 1/30/2024 7:39:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Falaniko Vitale	Individual	Support	Written Testimony Only

Comments:

Aloha to All Hawaii State Congress,

My name Falaniko and I'm in full support of SB2919. What the Bill offers is it strengthens the over site capabilities of the state over short-term rentals and it protects local homeowners who wish to rent a portion of their living space to supplement their monthly income. Please support this Bill!!!!

Mahalo for your time! 🙏

Falaniko V.

**SB-2919**

Submitted on: 1/30/2024 7:40:47 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Seth Holck	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.



**SB-2919**

Submitted on: 1/30/2024 7:41:19 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kuulei Kupihea	Individual	Support	Written Testimony Only

Comments:

SUPPORT FOR SB2919

-Strengthens the oversight capabilities of the state over short-term rentals.

SHORT TERM RENTALS

-STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

-STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

-STRs compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/30/2024 7:41:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Micah Kahumoku	Individual	Support	Written Testimony Only

Comments:

I am in support of SB2919.

**SB-2919**

Submitted on: 1/30/2024 7:42:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alfonso Pitolo	Individual	Support	Written Testimony Only

Comments:

I support this bill because:

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.

**SB-2919**

Submitted on: 1/30/2024 7:42:12 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephen Paling IV	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 7:42:41 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sierra Revilla	Individual	Support	Written Testimony Only

Comments:

SUPPORT FOR SB2919

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 7:43:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Like	Testifying for ILWU Local 142	Support	Written Testimony Only

Comments:

I, Robert Like support SB2919. I believe this bill protects local home owners and will significantly limit the growth of short-term-rentals in Hawaii. It takes takes a stand to address one of our major housing problems in Hawaii. These short-term-rentals may be favourable for tourism, but do not support the local community by increasing the cost of housing in Hawaii.

**SB-2919**

Submitted on: 1/30/2024 7:43:55 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hunter Mako Morton	Individual	Support	Written Testimony Only

Comments:

I see this helping local familys not get priced out of paradise as well as helping with our housing problem here.

**SB-2919**

Submitted on: 1/30/2024 7:45:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aaron Miyashiro	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.



**SB-2919**

Submitted on: 1/30/2024 7:44:32 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Edward Klaneski	Individual	Support	Written Testimony Only

Comments:

-Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SUPPORT FOR SB2919**

-Strengthens the oversight capabilities of the state over short-term rentals.

**SB-2919**

Submitted on: 1/30/2024 7:45:55 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaai Bruhn	Individual	Support	Written Testimony Only

Comments:

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands

**SB-2919**

Submitted on: 1/30/2024 7:45:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Wade Terlep	Individual	Support	Written Testimony Only

Comments:

In strong support

**SB-2919**

Submitted on: 1/30/2024 7:46:42 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kerry Long	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is 'Ilima Long. I live in Mō'ili'ili with my daughter who attends Ke Kula Kaiapuni o Ānuenue. I am writing in strong support of SB2919.

The housing crisis in Hawai'i is no secret. I myself am nearing completion of a PhD, have a well-paying job, and still, homeownership seems like a pipe dream. Rental rates on O'ahu preclude my family and I from the majority of rentals that are appropriate for our family size. "Upward mobility" seems to be a concept that died with my parents' generation. The widening gap between the Haves and the Have-nots is moving working-class families, including my own, closer and closer to poverty.

SB2919 takes multiple proactive and thoughtful measures to address one of the issues contributing to the housing problems in Hawai'i - short-term rentals. I appreciate the increased regulation on STRs that SB2919 establishes. Requiring those who wish to rent out a portion of their property short-term to dwell at that property will significantly reduce the rate of growth of STRs on our islands. This is overdue and necessary.

Giving the counties the authority to define and more directly govern short-term rentals on their respective islands is a great example of the state and the county working together to problem solve. This shows state support for the counties' years-long efforts to correct the terrible problem of STRs.

I believe that strong efforts to reel in STRs also have a positive impact on tourism. As a Native Hawaiian, I have strong feelings about tourism. Traveling to other countries opened my eyes to what tourism CAN be. It can be a way to expose the world to a national culture and equally important, a national history. Prior to this, I didn't know there was a way to do tourism right, or that there was any emotion to have toward tourism other than vitriol. While we have a very long way to go before we are actually doing tourism on Native and local people's term, I am hopeful at the current efforts to reform tourism in Hawai'i - and reeling in STRs is at the top of the list.

Currently, vitriol toward tourism is stronger nowhere more than with short-term rentals. They bring transients into our neighborhoods, take up precious parking in already overcrowded urban areas, and break up neighborhood cohesion, culture, and safety that develops between long-term

residents. As someone who is passionate about working-class issues, I am disturbed as much by the jobs STRs pull away from union-wage hotels as I am by their impact on the cost of housing.

Increasing oversight, regulation, and home-rule governance over short-term rentals is exactly the legislation we are desperate for in Hawai'i. Mahalo for bringing this bill to the table. Let's make big progress on this issue once and for all this legislative session.

With aloha and appreciation,

‘Ilima Long

Mō‘ili‘ili

**SB-2919**

Submitted on: 1/30/2024 7:47:24 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kelsey Beck	Individual	Support	Written Testimony Only

Comments:

I am in support of SB2919.

Short Term Rentals decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

**SB-2919**

Submitted on: 1/30/2024 7:51:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Belinda Ayson	Individual	Support	Written Testimony Only

Comments:

i think will help people who are displaced by natural disasters especially the Maui fires. need to help our local citizens first before anyone else.

**SB-2919**

Submitted on: 1/30/2024 7:48:51 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Brandon Ching	Individual	Support	Written Testimony Only

Comments:

I stand in Strong support of SB2919



**SB-2919**

Submitted on: 1/30/2024 7:51:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
William Campbell	Individual	Support	Written Testimony Only

Comments:

SB2919 will significantly limit the growth of short term rentals in Hawaii, preserving the current housing inventory for local families

**SB-2919**

Submitted on: 1/30/2024 7:56:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Nick West	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

Today, I am submitting my testimonial in support of SB2919. I think that this bill will help strengthen the state's oversight capabilities over short-term rentals, which I feel are desperately needed. SB2919 will also give the counties greater authority to define and manage STRs on their islands which will significantly limit the growth of STRs in Hawai'i, and ultimately, preserve the current housing inventory for *local families*, who deserve to be prioritized. It is also my opinion that SB2919 will help to protect local homeowners who wish to rent a portion of their dwelling to supplement their monthly income, while promoting responsible tourism with proactive measures that thoughtfully address one of our current housing problems. STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors, who care little for our communities and our local families. STRs also reduce the housing inventory in Hawai'i for long-term rentals or home ownership, and therefore further exacerbating the already high cost of housing in Hawai'i. I feel very strongly that STRs compromise the cohesion and safety of our neighborhoods by inviting people in who do not have roots set in our community, and as such, do not feel the same need as someone who is from here to respect and care for our community. In short: tourists belong in resort areas. Speaking more specifically about tourism, STRs offer little to no jobs and draw tourists away from resort areas where union-wage tourism jobs are. As stated previously, STRs also sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford. I hold a firm position that moving forward to a more responsible tourism industry requires substantially limiting STRs in Hawai'i.

Aloha, Nick West

**SB-2919**

Submitted on: 1/30/2024 7:52:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
B. Hansen	Individual	Support	Written Testimony Only

Comments:

As a Native Hawaiian and resident of Hawaii that can trace my lineage back more than 8 generations it is sad to know my children will never be able to buy in Hawaii if something doesn't change. We are competing with foreign investors who make a profit utilizing STRs. I support STRs that are regulated and have the owner on premises. I do not support people from all over the world being able to profit on housing while local working families are priced out of Hawaii.

Aloha

**SB-2919**

Submitted on: 1/30/2024 7:56:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jerry Calixtro	Individual	Support	Written Testimony Only

Comments:

Support bill SB2919.

**SB-2919**

Submitted on: 1/30/2024 8:04:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Thomas CathcartIII	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill

**SB-2919**

Submitted on: 1/30/2024 8:07:21 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathaniel Jenkins	Individual	Support	Written Testimony Only

Comments:

I stand in Strong support of SB2919

**SB-2919**

Submitted on: 1/30/2024 8:07:31 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Albert Ainuu	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2919

**SB-2919**

Submitted on: 1/30/2024 8:08:18 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
joshua demello	Individual	Support	Written Testimony Only

Comments:

I'm in full support



**SB-2919**

Submitted on: 1/30/2024 8:09:30 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lafaele Koka	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/30/2024 8:11:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chauncey Dunhour	Individual	Support	Written Testimony Only

Comments:

Aloha,

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

Mahalo for your time.

**SB-2919**

Submitted on: 1/30/2024 8:25:04 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaleo Buck	Individual	Support	Written Testimony Only

Comments:

I support SB2919

**SB-2919**

Submitted on: 1/30/2024 8:33:10 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall Tenn	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/30/2024 8:39:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anthony Kassebeer	Individual	Support	Written Testimony Only

Comments:

I support this Bill!

**SB-2919**

Submitted on: 1/30/2024 8:56:48 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hubert Pruett	Individual	Support	Written Testimony Only

Comments:

STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

**SB-2919**

Submitted on: 1/30/2024 9:01:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
ahtooanya jones	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 9:22:50 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keenan Luke	Individual	Support	Written Testimony Only

Comments:

Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.



**SB-2919**

Submitted on: 1/30/2024 9:23:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Donna	Individual	Support	Written Testimony Only

Comments:

Housing is a priority issue for the ILWU who advocates for the interests of local working families.

SB2919

- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

SB2919

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their home to supplement their monthly income.
- Promotes responsible tourism.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai‘i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai‘i.

-Keeping our families on their home Island should be the goal of our politicians.  
Our children are moving away because they cannot afford to buy here as the prices are out of reach.

-Allowing local families to profit from renting their homes benefits not only that family but all other local families , as the goal is not to buy and sell, buy and sell and make more money but to make money to be able to survive and live here.

It's not about buying as much homes and land as you can , which is what outsiders are doing, it's about having what you need for yourself and your family.

Its about protecting our Islands, culture and the future generations.

**SB-2919**

Submitted on: 1/30/2024 9:28:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ronny De Reis	Individual	Support	Written Testimony Only

Comments:

The STR that are mainly owned by foreign/non-local investors will have a detrimental effect on the local working class and future generation's local homebuyers; for this reason, as a homeowner, husband of a wife in the hotel industry and father to children that wish to own a home of their own in Hawai'i, I strongly support this bill.

**SB-2919**

Submitted on: 1/30/2024 9:29:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Radford DeMotta	Testifying for Hawaii Longshore division Local 142	Support	Written Testimony Only

Comments:

I, Radford DeMotta, is in full support of SB2919

**SB-2919**

Submitted on: 1/30/2024 9:30:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Albert Makana Bee	Individual	Support	Written Testimony Only

Comments:

I support this bill

**SB-2919**

Submitted on: 1/30/2024 10:05:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ikaika	Individual	Support	Written Testimony Only

Comments:

In support!!

**SB-2919**

Submitted on: 1/30/2024 10:12:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Freitas	Individual	Support	Written Testimony Only

Comments:

I am in favor of Bill SB2919.

**SB-2919**

Submitted on: 1/30/2024 10:16:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Collin Mansanas	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2919 because it will significantly limit the growth of short term rentals in Hawaii, perserving the current inventory for local families. It promotes responsible tourism.



**SB-2919**

Submitted on: 1/30/2024 10:28:10 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
kainalu paikai	Individual	Support	Written Testimony Only

Comments:

-The ILWU Local 142 represents 16,000 members across the islands.

-Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SB-2919**

Submitted on: 1/30/2024 10:28:18 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faifaiese Emosi Jr	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawaii, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/30/2024 10:30:25 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Yoshimura	Individual	Support	Written Testimony Only

Comments:

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawaii a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawaii for long-term rentals or home ownership and increase the cost of housing in Hawaii.
- STRs compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/30/2024 10:30:42 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Manny Kulukulualani	Individual	Support	Written Testimony Only

Comments:

I support this bill because it protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.

**SB-2919**

Submitted on: 1/30/2024 10:31:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dave Teriirere	Individual	Support	Written Testimony Only

Comments:

Short term Rentals compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/30/2024 10:31:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jeremy Inferrera	Individual	Support	Written Testimony Only

Comments:

**TOURISM**

-STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

-STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.

- Moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/30/2024 10:35:20 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clinton Blackman	Individual	Support	Written Testimony Only

Comments:

Strengthens the oversight capabilities of the state over short-term-rentals

**SB-2919**

Submitted on: 1/30/2024 10:36:48 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chaz Bajet	Individual	Support	Written Testimony Only

Comments:

- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

- Strengthens the oversight capabilities of the state over short-term rentals.



**SB-2919**

Submitted on: 1/30/2024 10:37:31 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Adrian Kaleo Nakashima	Individual	Support	Written Testimony Only

Comments:

Will significantly limit the growth of short term rentals in Hawaii, preserving the current inventory for local families.

**SB-2919**

Submitted on: 1/30/2024 10:38:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mikaele yam	Individual	Support	Written Testimony Only

Comments:

I stand strong support for bill SB2919

**SB-2919**

Submitted on: 1/30/2024 10:39:03 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
richard gideon	Individual	Support	Written Testimony Only

Comments:

I support this bill. STR's utilize homes that locals can no longer afford to live in.

**SB-2919**

Submitted on: 1/30/2024 10:43:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jesse Andrade	Individual	Support	Written Testimony Only

Comments:

Housing is a high priority issue for local working families. SB2919 will provide the state with greater oversight capabilities over STRs and provide counties greater authority to define and manage short-term rentals on their islands. SB2919 will significantly limit the growth of short term-rentals in Hawai'i, thus increasing the current housing inventory for local families.

This bill will also help local homeowners who wish to rent a portion of their home to supplement their monthly income.

In addition to the inventory issue, the current status of STRs in Hawaii causes dissension and chaos within our local neighborhoods and negatively impacts economic opportunities in the tourism industry which employs high wage earning locals.

I am in full support SB2919 and in full support of giving local families the opportunities needed to live and stay in the place they call home!

**SB-2919**

Submitted on: 1/30/2024 10:46:32 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
anthony padilla	Individual	Support	Written Testimony Only

Comments:

In support of sb2919

**SB-2919**

Submitted on: 1/30/2024 10:50:47 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekoa masutani	Individual	Support	Written Testimony Only

Comments:

I support this bill. It will give the counties more authority to manage short term rentals on their islands.

**SB-2919**

Submitted on: 1/30/2024 10:51:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Conan K Donahue	Individual	Support	Written Testimony Only

Comments:

I support SB2919.

It Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.

Also promotes responsible tourism.

**SB-2919**

Submitted on: 1/31/2024 6:11:06 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jordon kapu	Individual	Support	Written Testimony Only

Comments:

I support bill SB2919



**SB-2919**

Submitted on: 1/30/2024 10:53:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Douglas Hiu	Individual	Support	Written Testimony Only

Comments:

Short Tourism Rentals (STR) offer little jobs and draw tourists away from resort areas where union jobs are.

STR compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/30/2024 11:10:33 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jarrod Dacuycuy	Individual	Support	Written Testimony Only

Comments:

I stand in strong support of sb2919

**SB-2919**

Submitted on: 1/30/2024 11:44:18 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekoa Valentine	Individual	Support	Written Testimony Only

Comments:

I support SB2919

**SB-2919**

Submitted on: 1/30/2024 11:49:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Neill Amasaki	Individual	Support	Written Testimony Only

Comments:

I support the passage of SB2919.

**SB-2919**

Submitted on: 1/30/2024 11:51:46 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kia Kapana	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 12:22:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jowen Murray-Thornton	Individual	Support	Written Testimony Only

Comments:

I Support SB2919

**SB-2919**

Submitted on: 1/31/2024 12:11:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ted Scott	Individual	Support	Written Testimony Only

Comments:

This bill strengthens the oversight capabilities of the state over short term rentals . It will limit the growth of short term rentals in Hawaii, preserving the current housing inventory for local families

**SB-2919**

Submitted on: 1/31/2024 12:25:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clayton Glass	Individual	Support	Written Testimony Only

Comments:

**SHORT TERM RENTALS**

-STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

-STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

-STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

-STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

-STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.

- Moving to responsible tourism requires substantially limiting STRs in Hawai'i.



**SB-2919**

Submitted on: 1/31/2024 12:26:42 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tyler Yuu	Individual	Support	Written Testimony Only

Comments:

I support SB2919 because it will significantly limit the growth of short term rentals in Hawaii, preserving the current housing inventory for local families.

**SB-2919**

Submitted on: 1/31/2024 12:37:03 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Trey Ah Yuen	Individual	Support	Written Testimony Only

Comments:

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 12:55:01 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Troy	Individual	Support	Written Testimony Only

Comments:

I support this bill

**SB-2919**

Submitted on: 1/31/2024 1:51:58 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Arnold Orpilla	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 3:49:29 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Corwin	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

short term rentals are hurting the locals more than benefiting our communities. Stronger regulations would help. Many foreigners are buying for investments taking money away from locals also driving the housing market higher almost unobtainable for the middle class here in Hawaii. Not to mention jobs taking away from hotel workers while tourist stay at these short term rentals.

aloha,

**SB-2919**

Submitted on: 1/31/2024 5:09:20 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paquito KHD Capillan	Individual	Support	Written Testimony Only

Comments:

Will significantly limit the growth of short term-rental's in Hawaii perserving the current household inventory for local families.

**SB-2919**

Submitted on: 1/31/2024 5:38:14 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Trudy Ann Azeka	Individual	Support	Written Testimony Only

Comments:

I support this Bill. The TVRs (STRs) in Hawaii have gotten out of hand. Too many are owned by people who don't even live here. I believe it is part of the reason homes are so difficult to attain for our local residents. There needs to be regulations like those in this bill. Please give this SB2919 serious consideration. Mahalo

**SB-2919**

Submitted on: 1/31/2024 5:45:41 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alana Kaili	Individual	Support	Written Testimony Only

Comments:

- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.



**SB-2919**

Submitted on: 1/31/2024 5:59:09 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
TYSON MOISES	Individual	Support	Written Testimony Only

Comments:

I am in support of Bill SB2919. Each county should be given the authority to define Transient Vacation Rentals, STR owners should be living on the property to prevent outsiders from just buying homes and never being here on the island. The housing situation here in the state is a very contentious issue and i believe this bill will do a lot to start allowing our residents to have better opportunities here and preserve the current housing inventory. Thank you

**SB-2919**

Submitted on: 1/31/2024 6:16:51 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
chad Failma	Individual	Support	Written Testimony Only

Comments:

Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.

**SB-2919**

Submitted on: 1/31/2024 6:21:13 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Hopena Pokipala	Individual	Support	Written Testimony Only

Comments:

SB2919

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 6:36:18 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Ho	Individual	Support	Written Testimony Only

Comments:

In support of this bill

**SB-2919**

Submitted on: 1/31/2024 6:42:26 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gabriel Pieper	Individual	Support	Written Testimony Only

Comments:

I support this bill because it protects local homeowners who wish to rent out a portion of their property to boost their monthly income

**SB-2919**

Submitted on: 1/31/2024 6:50:19 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lisa	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I am testifying today in favor of vacation rentals and against this bill. VRBO properties provide an essential piece to the Hawaii visitor industry. Properties that have no issues with noise, parking or other neighbor complaints and pay all of their taxes should have every right to allow whomever they wish reside in their homes. With this bill government is penalizing individuals in hopes that they will solve a problem they can't seem to fix. Perhaps instead of destroying incomes of people that live and work here you should be considering a closer look at other failed programs: DHHL and why so many Hawaiian people have been on waiting lists for hawaiian homelands for decades while they sell off lands. Why developers are allowed to pay the government instead of building affordable homes when developing lands, where has all that money gone? Developers obviously could get homes built more efficiently than government. Also, perhaps first, strengthen the rights of landlords vs tenants/sqatters and you may naturally solve the issue of the availability of long term rentals. Government at all levels must consider the impact of adding regulations on industries that typically have not required them to exist and prosper. I believe this bill will destroy this industry while in turn not solve the issue they state they are trying to remedy by instituting.

**SB-2919**

Submitted on: 1/31/2024 4:09:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kehau Brown	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Kehau Brown

Mahalo nui loa!

Lahaina Strong



**SB-2919**

Submitted on: 1/31/2024 4:09:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Taryn Sa	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Taryn Sa*

**SB-2919**

Submitted on: 1/31/2024 3:46:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Sarah Cravalho	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Sarah Cravalho

**SB-2919**

Submitted on: 1/31/2024 6:52:49 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
blayne dikito	Individual	Support	Written Testimony Only

Comments:

STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

**SB-2919**

Submitted on: 1/31/2024 7:00:33 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pomai Kalama	Individual	Support	Written Testimony Only

Comments:

SB2919

**TOURISM**

-STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.

-STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.

- Moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/31/2024 7:17:14 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stuart Simmons	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2919

Visitor lodging businesses (short-term rentals) are not appropriate for residential zoned neighborhoods.

The Oahu short-term rental industry continues to proliferate on Oahu despite the increased effort for enforcement by City and County officials.

In my neighborhood, I've witness numerous out-of-State property owners who illegally rent for their investment properties for a week or two, but are able to hide their illegal activities by creating fake 30 day contracts. This subterfuge must be stopped.

As the Governor has stated "the housing of residents should be our priority"!

Stu Simmons

Oahu resident

**SB-2919**

Submitted on: 1/31/2024 7:25:03 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Linda Pokipala	Individual	Support	Written Testimony Only

Comments:

- Housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their home to supplement their monthly income.
- Promotes responsible tourism.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai‘i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai‘i.



**SB-2919**

Submitted on: 1/31/2024 7:27:49 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mona Dotario-Agor	Individual	Support	Written Testimony Only

Comments:

I strongly support SB2919. The housing crisis here on Kaua'i is at an all time high. It is time to focus on the local people. Visitors have hotels but occupy homes. Where are the locals supposed to live?

**SB-2919**

Submitted on: 1/31/2024 7:49:37 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ashkhon Kuhaulua	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai‘i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai‘i.

**SB-2919**

Submitted on: 1/31/2024 7:51:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luke Perreira	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 7:16:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
DARYL KEAMOAI	Individual	Support	Written Testimony Only

Comments:

A percentage of profits from all ventures should go into a community fund for housing since these types of ventures are being used to price gouge our people.

The community fund should be used very with full of care and wisely to help those who need it. I would be a great candidate to oversee this community fund. Thank you 🙏

**SB-2919**

Submitted on: 1/31/2024 7:52:13 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Montgomery Meyer	Individual	Support	Written Testimony Only

Comments:

The ILWU Local 142 represents 16,000 members across the islands. Also housing is a priority issue for the ILWU who advocates for the interests of local working families.

**SB-2919**

Submitted on: 1/31/2024 8:07:59 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Benjamin Hirokawa	Individual	Support	Written Testimony Only

Comments:

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SB-2919**

Submitted on: 1/31/2024 8:09:25 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Delwin Beazley Jr	Individual	Support	Written Testimony Only

Comments:

**I strongly support this bill. We need more housing availability for local residents.**

**SB-2919**

Submitted on: 1/31/2024 8:16:19 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ryan	Individual	Support	Written Testimony Only

Comments:

I am in favor of SB2919 because it is an attempt to proactively engineer a solution to our immediate housing crisis. This would give our State the ability to develop effective laws that favor residents who are the fabric of our community over non-resident, profit motivated entities who seek to only financially benefit from our communities thus soiling the fabric of said communities. Mahalo, in advance, for your passage of SB2919

Ryan Buhk, Koloa, Kaua'i Hawai'i



**SB-2919**

Submitted on: 1/31/2024 8:16:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daniel Laa	Individual	Support	Written Testimony Only

Comments:

i was told to support this bill with no knowledge on what this bill is so i guess i support a bill that i have no idea on what it's for.

**SB-2919**

Submitted on: 1/31/2024 8:19:15 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Maeva	Individual	Support	Written Testimony Only

Comments:

STRs weaken the comfort and familiarity of families within the community

**SB-2919**

Submitted on: 1/31/2024 8:19:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Yadao	Individual	Support	Written Testimony Only

Comments:

I strong support bill SB2919 because moving to responsible tourism requires substantially limiting STRs in Hawai'i.

**SB-2919**

Submitted on: 1/31/2024 8:21:30 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ronald B Clough	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill. It will limit the growth of short term rentals by outside investors and provide more housing for local people while protecting local homowners who wish to rent part of thier home to help to support their income. We have areas designated for tourism and Hotels and Resorts are there to provide those services and jobs to local people. The lack of affordable housing is an obvious issue that has been around for many years and has become more profound with the Lahaina fire, yet there are other issues that arise when tourists use short term rentals in local neighborhoods and disrupt peoples daily lives.

**SB-2919**

Submitted on: 1/31/2024 8:22:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Penny Lee	Individual	Oppose	Written Testimony Only

Comments:

This bill has nothing to do with the Maui fires, nor does it help the people of Maui or anybody living in Hawaii. This bill is coming from the Hotel/Resort industry and their many years of influence peddling. When you read this bill you understand this is corruption. Offshore corporate profits over Hawaii residents livelihood. This enables modern day colonialism, extracting maximum profits from Hawaii.

By amending HRS 46-4 they are trying to legislatively weasel themselves out of judgements they already lost. The district judge already stated that the existing law is very clear on protecting property rights. But they actually think they can just change that very law and undermine the judge's ruling and any future challenges by people like you and me, the people who own property in this state. They are trying to take away our fundamental property ownership rights and hand the tourism accommodation market exclusively to large corporate hotels and resorts. In the process they are trying all kinds of angles like raising our TAT taxes to 25% (why not 99% or 125%?) or trying to classify stays in private homes under 180 days as non-residential uses.

Just read this bill and you will find all kinds of other shenanigans. For example: \$10,000 /day fines. Draconian regulations and interefrence in day to day operations. Vacation rental hosts have to stay home during guest stays, no grocery shopping or going to work. Further expanding the zoning power of countries with well "something" that is completely vague, overreaching and bizarre. Adding a phase out clause to HRS 46-4 is completely unacceptable and undermines our property rights.

Unfortunately those over the top careless regulations have real damaging effects on local residents trying to make a living in this state. On the Big Island the resort and commercial zoning is very limited and concentrated in very few areas and very much in corporate developers ownership. Several districts on the Big Island, the largest island, have no resort zoning and also no hotels. This means that almost every locally owned vacation rental requires a NUC to operate and are the only visitor accommodations in those areas. This is clearly a violation of fair government practices.

When owners purchased real estate fee simple in Hawaii State, they entered a contract purchasing a bundle of property rights protected by the laws of the State of Hawaii and the United States. These are not rights that can easily be reneged on later and taken away. The number one economy in Hawaii is tourism. Owners purchased Real Estate in Hawaii at a premium, with the expectation to participate in the tourism economy in Hawaii and have been

relying on the financial income for many years. The legislators can not just rewrite select property rights out of the existing laws. The current laws are very clear on protecting those very same property rights. The legislature is trying to pretend that vacation rental owners do not have any property rights.

**SB-2919**

Submitted on: 1/31/2024 8:24:55 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dylan Gaspar	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Dylan Gaspar and I am in full support of this bill passing. With housing being a major issue for our local families, it is very important that the state monitors STR as it limits the amount of housing for locals to rent and/or buy a house.

**SB-2919**

Submitted on: 1/31/2024 8:27:04 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kawenaulaokala Kapahua	Individual	Support	Written Testimony Only

Comments:

Aloha, I am writing in support of SB2919 and cracking down on Short term vacation rentals. For decades short term vacation rentals have become an epidemic to our communities. They pollute our communities with businesses that pretend to be housing. They have invited in massive private equity firms that buy up housing and flip them into de facto hotels and bed & breakfasts that take away housing opportunities for our people and drive up the cost. Over the past several years the amount of Hawaiians forced to leave Hawai'i has increased exponentially and now the number of us living outside Hawai'i outnumber those of us who remain in our homeland. Short term rentals are a part of the problem, with an easy solution. Pass this bill, remove a cancer from our neighborhoods, and force the 83,000 short term rentals in Hawai'i to become affordable housing. The number of short term rentals alone could solve our housing crisis. We already have the housing inventory we need to house all of our people, but high cost and short term rentals have kept it out of reach for the majority of our people. Will Hawai'i become a playground for the rich while our working class lives in slums or will you do what is right and ensure our people have a place to live and thrive?



**SB-2919**

Submitted on: 1/31/2024 8:27:16 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John Rabanal	Individual	Support	Written Testimony Only

Comments:

**SUPPORT FOR SB2919**

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai'i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems

**SB-2919**

Submitted on: 1/31/2024 8:30:30 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Charles	Individual	Support	Written Testimony Only

Comments:

THE THIRTY-SECOND LEGISLATURE REGULAR SESSION OF 2024  
COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Jarrett Keohokalole, Chair

Senator Carol Fukunaga, Vice Chair

Members

Angus L.K. McKelvey

Herbert M. "Tim" Richards, III

Brenton Awa

Testimony in *Support* of SB2919

Charles Andrion  
197 West Papa Avenue  
Kahului, HI 96732  
andrionc808\_31@yahoo.com

Senate Bill 2919 is a crucial piece of legislation that aims to expand the zoning powers for counties in relation to short-term rentals. This bill will empower counties to regulate and manage short-term rental properties effectively, addressing the growing concerns and conflicts arising from the rapid growth of such rentals in our communities.

The rapid expansion of the short-term rental industry has presented numerous challenges for local communities and families, including concerns about noise, parking, property values, waste, and the overall outlook of our residential neighborhoods. SB2919 recognizes the need for counties to have greater flexibility and the authority to address these issues.

By granting counties expanded zoning powers, SB2919 will enable the local governments to tailor regulations to specific characteristics and demands of their respective areas. This flexibility is essential for addressing the diverse range of challenges posed by short-term rentals, which can vary significantly from one community to the next. Counties, with their knowledge of local conditions, are best positioned to make informed decisions about zoning and land use policies that directly impact the well-being of their community and families.

Furthermore, SB2919 will provide counties with the necessary tools to balance the interests of property owners and local residents. The bill recognizes the needs of the community, while also acknowledging the need to uphold the quality of life for permanent residents.

SB2919 is a critical step towards allowing the counties zoning powers to address the needs of the community in the short-term rentals. By expanding the zoning powers for counties, the bill will allow for more tailored regulations that reflect the unique needs of each community. This approach will help mitigate the negative impacts associated with short-term rentals while preserving the economic opportunities they provide.

As such, I urge lawmakers to support SB2919 and recognize the importance of empowering counties to effectively manage and regulate short-term rentals for the benefit of all local families, with the passage of this legislation we will make sure that our children are not priced out of what we call home.

**THE THIRTY-SECOND LEGISLATURE REGULAR SESSION OF 2024  
COMMITTEE ON COMMERCE AND CONSUMER PROTECTION  
Senator Jarrett Keohokalole, Chair  
Senator Carol Fukunaga, Vice Chair  
Members  
Angus L.K. McKelvey  
Herbert M. "Tim" Richards, III  
Brenton Awa  
Testimony in Support of SB2919**

From: Ronald K. Siliado  
959 Puuloa St.  
Wailuku, HI, 96793  
808-357-3844  
ronaldsiliado64@gmail.com

Senate Bill 2919 is a crucial piece of legislation that aims to expand the zoning powers for counties in relation to short-term rentals. This bill will empower counties to regulate and manage short-term rental properties more effectively, addressing the growing concerns and conflicts arising from the intense growth of short term rentals forcing families out of their neighborhoods so terrorists could come and have their parties.

There's no way that my kids will ever be able to afford to live in the neighborhood that they grew up. SB2919 recognizes the need for counties to have greater flexibility and authority to address these issues, taking into account the unique needs and circumstances of each community.

By granting counties expanded zoning powers, SB2919 will enable local governments to tailor regulations to the specific characteristics and demands of their respective areas. Maybe my kids and their friends have a chance to possibly stay here in Hawaii.

As such, I urge lawmakers to support SB2919 and recognize the importance of empowering counties to effectively manage and regulate short-term rentals for the benefit of all citizens, with the passage of this legislation and hopefully more we will make sure that our children are not priced out of paradise.

**SB-2919**

Submitted on: 1/31/2024 8:38:32 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Guyson	Individual	Support	Written Testimony Only

Comments:

Strengthens the oversight capabilities of the state over short term rentals.

Will significantly limit the growth of short term rentals in hawaii preserving the current housing inventory for local families.

Promotes responsible tourism

Gives the countries greater authority to define and manage short term rentals on their islands.

Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

They generate an average of four times the revenue that a long term rental generates

It decreases the housing inventory in hawaii for Long term rentals or home ownership and increase the cost of housing in Hawaii.

**TOURISM**

STRs offer little jobs and draw tourism away from resort areas where union wage tourism jobs are.

Moving to responsible tourism requires substantially limiting str's in hawaii.

**SB-2919**

Submitted on: 1/31/2024 8:42:19 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James Mueller	Individual	Support	Written Testimony Only

Comments:

I STRONGLY SUPPORT SB2919.

**SB-2919**

Submitted on: 1/31/2024 8:47:17 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rhonda Morris	Individual	Support	Written Testimony Only

Comments:

Thank You for recognizing the need to have regulations. I strongly support this bill.

**SB-2919**

Submitted on: 1/31/2024 8:47:47 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cyrus Kodani	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill. STR/TVR is a major contributor to the housing shortage on Maui and across the state.. Something needs to be done to alleviate the shortage. Because owners can earn up to 4 times the revenue that a long term rental would generate. This makes it very attracting to those who can afford to do so. This has caused an increase in long term rental prices and the availability. This has also contributed to many of our local families not being able to afford the high costs.

The Lahina wild fire on has exasperated this problem on Maui. I am a resident of Lahaina and has had to relocate temporarily. My home did not burn but is uninhabitable currently. I am fortunate to have found temporary housing for me and my family. I know of families who have been evicted because the landlords are able to make a lot more through FEMA. This is another issue that needs to be fixed.

STR/TVR has also impacted hotels, restaurants and neighborhoods where they are located negatively. affecting occupancy levels at hotels, fewer people eating in restaurants, therefore affecting the livelihood of local families.

Thank you for your time,

Cyrus



**SB-2919**

Submitted on: 1/31/2024 8:56:57 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sean Stoltzman	Individual	Support	Written Testimony Only

Comments:

I support SB 2919

**SB-2919**

Submitted on: 1/31/2024 8:57:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Andrew Abe Jr	Individual	Support	Written Testimony Only

Comments:

I support this bill.

Andrew Abe Jr

**SB-2919**

Submitted on: 1/31/2024 9:08:18 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Todd Marohnic	Individual	Oppose	Written Testimony Only

Comments:

Aloha, I am a 30 year owner/operator of vacation rentals. We started this business from scratch and are very displeased with the constant barrage of bills seemingly designed to take away our livelihood! Your bill starts out that you find the stvr's create adverse impacts in the community. It is the complete opposite in our community of Volcano where it creates many jobs and is a boon to the local economy, the income to the owners, local restaurants, Farmers Market vendors, lawn and cleaning professionals, carpenters, painters, home repairmen, etc... If one thing has been proven time and time again when the government enacts laws to try and help one group they hurt others, you cannot foresee the far reaching effects. There is a nationwide housing shortage and it's caused by the cost of building materials and the ever increasing cost of labor and peoples income not keeping up. Not because of vacation rentals. I thought we lived in a free market economy? Vacation rentals are not the big money maker people seem to think they are. It will seek its own level. When you don't get bookings because of there being too many they will start to disappear. We've made it through the 2018 eruptions and covid but you continue to throw obstacles in our way. You can't keep funding the state on the backs of tourists! I have to apologize to guests already about our ridiculous tax, anymore is unbearable. Hawaii is not the only beautiful spot in the world. You are strangling the goose that lays the golden eggs!

**SB-2919**

Submitted on: 1/31/2024 9:39:48 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Edwin Hayashi	Individual	Support	Written Testimony Only

Comments:

I support!

**SB-2919**

Submitted on: 1/31/2024 10:23:53 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jadine L Brown	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill because I think it offers the wrong solutions to existing problems.

**SB-2919**

Submitted on: 1/31/2024 10:31:24 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
james	Individual	Support	Written Testimony Only

Comments:

I am in support of this bill

**SB-2919**

Submitted on: 1/31/2024 10:41:05 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sy Delizo	Individual	Support	Written Testimony Only

Comments:

**SHORT TERM RENTALS**

-STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

-STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

-STRs compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/31/2024 10:47:20 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lowen Tynanes	Individual	Support	Written Testimony Only

Comments:

- Strengthens the oversight capabilities of the state over short-term rentals.
- Gives the counties greater authority to define and manage short-term rentals on their islands.
- Will significantly limit the growth of short term-rentals in Hawai‘i, preserving the current housing inventory for local families.
- Protects local homeowners who wish to rent a portion of their dwelling to supplement their monthly income.
- Promotes responsible tourism.
- Proactive measure to thoughtfully address one of our housing problems.

**SHORT TERM RENTALS**

- STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai‘i a lucrative investment to outside investors who care little for our communities or our local families.
- STRs decrease the housing inventory in Hawai‘i for long-term rentals or home ownership and increase the cost of housing in Hawai‘i.
- STRs compromise the cohesion and safety of our neighborhoods.

**TOURISM**

- STRs offer little jobs and draw tourists away from resort areas where union-wage tourism jobs are.
- STRs sprawl tourists from resort areas into our neighborhood in homes locals can no longer afford.
- Moving to responsible tourism requires substantially limiting STRs in Hawai‘i.



**SB-2919**

Submitted on: 1/31/2024 11:54:00 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrick Kekua	Individual	Support	Written Testimony Only

Comments:

**SHORT TERM RENTALS**

-STRs generate an average of four times the revenue that a long-term rental generates, which makes each home in Hawai'i a lucrative investment to outside investors who care little for our communities or our local families.

-STRs decrease the housing inventory in Hawai'i for long-term rentals or home ownership and increase the cost of housing in Hawai'i.

-STRs compromise the cohesion and safety of our neighborhoods.

**SB-2919**

Submitted on: 1/31/2024 1:56:46 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Lehmann	Individual	Oppose	Written Testimony Only

Comments:

This should not be passed as it affects busnissess operating unber permits issued decades ago.  
This was put together very sloppy.

**SB-2919**

Submitted on: 1/31/2024 3:10:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Christy Shaver	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Christy Shaver*



**SB-2919**

Submitted on: 1/31/2024 3:17:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Belinda Fleet	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Kehohakalole, Chairwoman De Coit, Chair Wakai, and Honorable Members of the Commitees.

I am writing as a long time member of my Lahaina Community to express my strong support of SB2919 and proposed ammendments to phase out non conforming transient vacation units within a reasonable amount of time.

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendmets allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendmets to enhance the bill.*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Belinda Fleet*

Mahalo nui loa

**SB-2919**

Submitted on: 1/31/2024 3:32:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kerestin Walker	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Keke Walker



**SB-2919**

Submitted on: 1/31/2024 3:39:34 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Eileen McKee	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am taking the time to write this testimony in **strong support for SB2919**. We have a housing shortage in this state that has been exacerbated by the August 8 fires in Lahaina and Kula. We have families living out of cars across the island of Maui, full families stuck in hotel rooms with no kitchen access, and folks living on the beach on the west side.

What I find heartbreaking is that the majority of the money collected via vacation rentals goes off island. Owners don't even live here! I've seen on social media that many of these owners have multiple units. One woman admitted to having over 200! Vultures are making money off of our aina and not giving anything back. Yes, I know they pay higher property taxes, but it just does not make sense to continue this atrocity to our own people. We keep loosing kanaka to the continent where they can find reasonable housing. When will we help our own? I believe if we took the STRs off market, those folks that own multiple units will sell, thereby providing homes for the displaced. What exactly are we waiting for?

Mahalo for considering my testimony in **strong support of SB2919**.

Eileen McKee

Kihei

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,  
Carlayna Nakamura*

**SB-2919**

Submitted on: 1/31/2024 4:23:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Christy Chadwick	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Christy Chadwick*

**SB-2919**

Submitted on: 1/31/2024 4:25:12 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gayle M Shufeldt	Individual	Support	Written Testimony Only

Comments:

This is vital for our community to move forward

these STR's should never have been in our neighborhood s anyway. They have ruined the island & made the prices sky rocket so the working class can no longer afford to live here. It MUST stop

**SB-2919**

Submitted on: 1/31/2024 4:25:49 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Tanya Gabriel	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond. As a mental health counselor I see how much suffering can be alleviated by having stable housing. We cannot heal from trauma as a community if we do not have our basic needs met.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Tanya Noelle Gabriel, LMHC, NCC*

**SB-2919**

Submitted on: 1/31/2024 4:30:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kristin Fagerback	Individual	Oppose	Written Testimony Only

Comments:

Dear Government Officials,

I appreciate all you do to govern this beautiful community and island. Protecting the community is important. A lot of us community members work hard plus have to share our house by renting out a few rooms in our home for short term rentals to be able to afford to live in Hawaii to put food on the table and be able afford to keep the shelter over our heads for not only ourselves, but our families. As you know, Hawaii is a VERY expensive place to survive in. As a community member of Puna district and Hawai'i County, I have worked at a nearby restaurant to try to pay the mortgage of my mom and my house in Volcano. However, as you know Puna side doesn't make so much money working in the service industry as compared to the community members on the Kona side. However, we still have to pay the same grocery store prices (if not more expensive) on Puna side due to lower food supply on Puna side. If I didn't list a few rooms of our house for short term rental my mom and I would not be able to keep the house because I would not make enough money just from working 5 days a week at a restaurant job in Puna. Hawaii is too expensive already and makes it nearly impossible for us young people like myself (I am 26) to survive and actually for others in the community of all ages. If you put these new policies into ruling you are helping the big billion dollar NON-HAWAIIAN hotel businesses get more money by tourists going to their BIG hotels instead of going to us small hosts — which we are just trying to scrape by to survive.

**SB-2919**

Submitted on: 1/31/2024 4:32:02 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Aja Toscano	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Aja



**SB-2919**

Submitted on: 1/31/2024 4:38:48 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Maianna Taylor	Individual	Oppose	Written Testimony Only

Comments:

Aloha, I oppose this and feel that this does nothing to resolve the core issues facing our islands. I see no benefit to adding more regulations to STVR, and instead wish we would lessen these regulations. It is my hope that the legislature would focus more on improving things such as the minimum wage and ensuring our people stop leaving the island because we simply can not afford to live here anymore without supplemental income.

I was born and raised on the Big Island of Hawaii, and my parents lived on the island long before me. I graduated from Konawaena High School in 2017 and attended UH Community College. My parents had been on island since the 80's, and were working members of the community. After a car accident left my father permanently disabled, we struggled every year as prices got higher and higher but wages did not. The only reason my father was able to hold onto our family home, is because in 2014 he listed a room of our house on Airbnb. This meager income was just enough to ensure we could pay the mortgage and secure our livelihoods for the foreseeable future. This did not make us rich, but it stabilized our lives exponentially. The only reason the house is still with me today is because of Airbnb.

Many of my classmates and their families have moved off island, because they simply can't survive in this economy. The rules and regulations increase and prohibit local families from subsidizing their income in ways similar to what my father did. Today, I rent out two rooms in my house to long-term residents, but the rent alone is not enough to cover all of the expenses. I've found myself dipping into my savings, using credit cards every month to stay afloat.

Yes, we are in a housing crisis, and that is in part due to the large amount of vacation rentals, but it is mostly due to the fact most of us simply can't afford to pay the rent for a \$2,000 a month studio apartment on minimum wage without having two or three jobs, or 5 roommates. I would urge the legislature to find other ways to reduce stvr's if that is your goal, without limiting locals ability to earn a passive income that allows us to stay in our family homes.

I would like to suggest that perhaps instead of creating limitations based on dwellings and land use zoning, perhaps make the only mandate be that any stvr must be operated by a resident who spends more than 200 days per year in our state and earns a separate income. This would weed out large corporations from dominating our rental market, and still allow the residents to survive.

There are far greater issues pressing our communities, please consider the people moving forward and what the average person has to do every day to survive. Whether it is selling flowers on the side of the road, or operating an Airbnb out of their homes.

Thank you for your time and thoughtful consideration.

**SB-2919**

Submitted on: 1/31/2024 4:42:21 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
mary drayer	Individual	Support	Written Testimony Only

Comments:

i suggest these amendments to enhance the bill:

1. grant each county the authority to define "TVR unit" - or define it as a rental for 180 days or less.
2. Modify the last section to state: "Nonconforming TVR's shall NOT be categorized as residential use under this section"

Local, generational 'ohana, have suffered far too long with the 'priced out of paradise' environment. Kānaka 'ōiwi impacted more than most. Lahaina's tragedy has shown a bright light on the situation, and we are begging you to HELP US. Keep Hawaiians in Hawaii. Colonizers have had their way with taking advantage for far too long. Mahalo (i am Hawai'i resident for 67 years, so i know how much it is my kuleana to support this place i call home.. kū kia'i 'āina)

**SB-2919**

Submitted on: 1/31/2024 4:47:41 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
kelly bernadette tyler	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*



**SB-2919**

Submitted on: 1/31/2024 4:57:04 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
louise drayer	Individual	Support	Written Testimony Only

Comments:

PLEASE PLEASE stop our ‘ohana and friends from leaving their homes of generations! Hawaiians that can’t live in Hawai‘i makes no sense! And it’s morally wrong. Locals are feeling betrayed. Trusting you all to use your power against the big money corporations and individuals who care not for us! Idle No More ! Locals are learning to Speak Up !

i do appreciate this opportunity to submit testimony. In the 60’s and 70’s we had no clue what was going on - and assumed we were being looked out for... little did we know the greedy people were hard at work to change that!

**SB-2919**

Submitted on: 1/31/2024 4:58:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kitch Richie Jackson	Individual	Support	Written Testimony Only

Comments:

There needs to be change 🙏 please give us housing and no more short term rentals. My kids need to have hope and a chance to have a home.

**SB-2919**

Submitted on: 1/31/2024 4:59:49 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
lauren bell	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*



*Aloha,*

*lauren*

**SB-2919**

Submitted on: 1/31/2024 5:00:19 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Greg Crawford	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,  
Gregory Crawford*

**SB-2919**

Submitted on: 1/31/2024 5:01:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kekuawela Tauala	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define “transient vacation rental unit” within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, “Nonconforming transient vacation rental units shall not be categorized as residential use under this section.”

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Kekuawela Tauala

**SB-2919**

Submitted on: 1/31/2024 5:15:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kahiau Snyder	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

‘O au ‘o Kahiau Snyder, he keiki i milia e ka I‘aiki i ka malu o Maunakāne. I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Na‘u nō,

na Kahiau Snyder

**SB-2919**

Submitted on: 1/31/2024 5:16:09 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Bonnie Marsh	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo Nui' for your support,*

*Dr. Bonnie Marsh*

**SB-2919**

Submitted on: 1/31/2024 5:28:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alice Abellanida	Individual	Support	Written Testimony Only

Comments:

I support this bill.



**SB-2919**

Submitted on: 1/31/2024 5:32:51 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kirsten Fagerback	Individual	Oppose	Written Testimony Only

Comments:

I'm a short-term rental host and your constituent. I'm writing to ask you to reject proposals that limit our ability to continue hosting. I'm 61 years old and I lost my job last year. In my new job I earn 1/3 of my previous salary and it's very difficult for me to work multiple jobs. Home sharing helps me earn supplemental income that is essential for me to cover expenses and keep up with the rising costs of living. The majority of us are responsible hosts who take extra care to ensure our homes, guests, and local communities on the island are safe and taken care of as we operate.

Short-term rentals are an essential part of our economy. In Volcano it is important to have options for visitors to the National Park who don't want to drive 2 hours back to Kona late at night. Not only do hosts help employ local workers but our guests also help support small businesses and provide economic benefits to the broader community. Only recently has the economy begun to recover from the pandemic, and it is disappointing to learn that County Supervisors are considering severe limits on short-term rentals, which benefit so many residents like me.

Please protect my livelihood and support residents living in our community.

**SB-2919**

Submitted on: 1/31/2024 5:37:02 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Mather	Individual	Oppose	Written Testimony Only

Comments:

I am very much against the bill. I own a much loved home in the Resort Community of the Four Seasons Hualalai, and spend as much time as I can there. The only way that I can afford to be in that community is to do vacation rentals. This is a second home community, it is not affordable real estate for local residents, and never will be, with houses starting at \$7m. As a result, the maximum benefit a property in a community like this can offer to local residents in in the taxes it generates, and the money spent by rental guests in other areas of the economy. It is in the best interests of the state to have significant rental income for this type of property. Daily rental rates can range from \$5,000 per night to \$10,000 per night for a 5 bedroom house. The almost 15% taxes on those rental rates can generate hundreds of thousands of dollars in incremental income to the state, from just one house (that is not affordable for local residents). The facilities of the Resort Community ensure that there is no impact on local residents.

**SB-2919**

Submitted on: 1/31/2024 5:46:17 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Keila Paahana	Individual	Support	Written Testimony Only

Comments:

I support this bill.

**SB-2919**

Submitted on: 1/31/2024 5:54:26 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ariel Flores	Individual	Oppose	Written Testimony Only

Comments:

Aloha Hawaii legislature,

I am writing to show my support for short-term rentals of private property in the State of Hawaii. Short-term rentals provide friends and family who visit our beautiful state with affordable accommodations. Without the existence of short-term rental properties in Hawaii, our friend and families from all over the world will have no choice but to stay in very expensive hotels or time shares that only very few wealthy people can afford.

Let's support small businesses and entrepreneurs. Large hotel chains will not suffer financially with the existence of short-term rental properties.

Mahalo for supporting short-term rentals.

**SB-2919**

Submitted on: 1/31/2024 6:02:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kaiko Anderson	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Kaikoa Anderson

**SB-2919**

Submitted on: 1/31/2024 6:03:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Roderick Yu	Individual	Oppose	Written Testimony Only

Comments:

I wish to oppose one of the potential changes that this bill may propose and that is the changing of zoning. I understand there must be further enforcement of weeding out a lot of these illegal STRs in unpermitted (residential / commercial) zones. But the units within the existing hotel/resort/STR zones should be retained as the owners of these properties did everything legally and with full transparency knowing it was the county that confirmed these zones are permitted for STRs.

Any change on these zoning will be considered unconstitutional, and will result in massive litigations against the state and the particular county. I wish to also present the last ruling by US District Judge Derrick K Watson last Dec, 2023 which specifically stated counties cannot just change the zoning, and that these STR units should be allowed to continue operations within the legal zone.

**SB-2919**

Submitted on: 1/31/2024 6:05:23 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Keoni Shizuma	Individual	Support	Written Testimony Only

Comments:

Aloha Chairs and members of the committees,

I am writing in **strong support for SB2919.**

I believe this regulatory scheme is needed in these times where businesses are creating various ways to avoid regulation, and the framework of this bill encompasses most of the ways they are doing that. I believe this is a hard and necessary step in the right direction in controlling our out-of-control tourism industry, so that the residents of Hawaii and the tourists that visit these islands can live in peacefully and not intrude on our resident's lifestyles. By creating this regulatory system, we will be able to identify the actual amount of rentals, where they are, where they shouldn't be, and control the expansion in to areas that tourism will do more harm than good.

I appreciate the efforts put forth by those who crafted this bill, as it is sorely needed for our residents of Hawaii.

I also suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

Mahalo for your time and consideration,

Keoni Shizuma



**SB-2919**

Submitted on: 1/31/2024 6:10:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Jaylou Cabrera	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to*

*pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Jaylou Cabrera*

**SB-2919**

Submitted on: 1/31/2024 6:14:33 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
WILLIAM WEAVER	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose SB2919. I have owned a condo on Molokai for 14 years and rent it as a short term rental when I am not there. It is part of hotel/condo project that was built in the 1970's and while the hotel is no longer functioning the condo complex is very much alive. Most of the units are small (under 400 square feet) and have been rentals for almost 50 years. Besides the ever increasing property taxes, the State of Hawaii has benefited during this time from the excise and TAT taxes.

This bill seems to entirely dismiss this history and will only allow rentals in properties where the owners live. Not only is this patently wrong, it ignores the right of property we have enjoyed for almost 50 years and will contribute nothing to making housing more affordable or available to year round residents. It will diminish the value of my and other properties that are similar resulting in less property tax and no TAT and excise tax income for the State.

While the intentions of the bill may be to make housing more available and affordable, the opposite will happen. Jobs will be lost as all of our service providers are local, revenue will decline, from both the above stated reasons and a reduction in tourism. While many do not wish to admit it, the heart of Hawaii's economy is tourism. Hawaii is experiencing a decline in tourism at a time other vacation destinations are growing, this bill will speed the decline. The only winners will be hotels, everyone else loses.

Please defeat this bill now.

**SB-2919**

Submitted on: 1/31/2024 6:14:42 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrice Pugh	Individual	Support	Written Testimony Only

Comments:

I support this bill. We need to reduce the number of STR's to make more housing available to residents, like other resort communities have done thruout the US. Ban Airbnb. Only allow short term rentals if the homeowner is living on island for the majority of time as an actual resident. In addition, why are so many illegal STR's even allowed? Patrice Pugh

**SB-2919**

Submitted on: 1/31/2024 6:27:21 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Alexander Todorov	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose the bill SB2919

**SB-2919**

Submitted on: 1/31/2024 6:36:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Amy Stephens	Individual	Support	Written Testimony Only

Comments:

I support this bill

**SB-2919**

Submitted on: 1/31/2024 6:39:34 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kamalani Kaholokula	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

Kamalani Kaholokula

Mahalo nui loa!



**SB-2919**

Submitted on: 1/31/2024 6:41:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Danette Trujillo	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Danette Trujillo*

**SB-2919**

Submitted on: 1/31/2024 6:43:25 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bruce Silverglade	Individual	Oppose	Written Testimony Only

Comments:

I oppose this legislation. The bill will have unintended consequences and not achieve its stated objectives.

**SB-2919**

Submitted on: 1/31/2024 6:43:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joseph Kawika Marasco	Individual	Support	Written Testimony Only

Comments:

I support SB 2919 bill

**SB-2919**

Submitted on: 1/31/2024 6:52:32 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Susan Nealy	Individual	Support	Written Testimony Only

Comments:

Support- as Kupuna fire survivor our needs are being ignored. We need affordable and senior housing to purchase or rent. Currently if a property is located, it is not affordable. Residents first please.

**SB-2919**

Submitted on: 1/31/2024 6:58:43 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Valentin Neamtu	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Best,

Valentin Neamtu

**SB-2919**

Submitted on: 1/31/2024 7:00:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Berglioth (Brie) Mathews	Individual	Oppose	Written Testimony Only

Comments:

Hello and thank you for your time. My name is Brie Mathews. I am a 30 year veteran Fire Captain based out of San Francisco California. I am opposing this legislation and relentless intent to phase out Short Term Rentals in the state of Hawaii. As a civil servant, I have spent my entire career, 30 years as of January 24th, putting my life on the line for the citizens I serve. I struggled financially for most of my career living in a state with one of the highest costs of living with the dream to one day own property in paradise. I saved everything I could as I knew I would need to supplement my income in order to have a comfortable future. It took me 22 years of my 30 year career to save enough money to buy my small investment property on Maui. I couldn't even do it alone. I did it with a fellow firefighter and my then partner. 5 years after struggling to gain consistent bookings via the 2 condos we purchased, we were set back for an entire year when Covid brought everything to a halt. Having survived Covid alone as I bought out my partner in January of 2020, I was finally able to start setting my sights on retirement and enjoying the fruits of my many years of labor. Then the Lahaina fire hit and again there was a set back as people cancelled booking after booking. Now, at a time when I can finally see a little light at the end of my tunnel, there is gaining momentum to shut down short term rentals. I followed all the rules. I paid and continue to pay all of my taxes. I provide employment for cleaners and handymen and plumbers and electricians. I contribute to the community by bringing in tourists that feed the Hawaiian economy but what do I get for all my years of service and playing by the rules and giving back to the community? I have to fight again to keep what I honestly and rightfully earned. My short term rentals allow me a place to stay so that I can visit beautiful Hawaii in a way that I couldn't otherwise afford. I provide a service to people who can enjoy Maui without havnig to rely soley on hotels that are expensive and limiting. In hotels, guests cannot cook thier own food, do their own laundry or sit by the BBQ getting to know fellow travelers. What this legislation is trying to do is strip hard working indiviuals their chance to enjoy what some of us have worked decades to afford. Don't penalize us because we are hard workers who had the good sense to invest. Sure, stop future STR's if you want to limit them but don't penalize those of us who followed the rules that YOU put in place allowing us to invest in the first place. I put in my service for 30 years. I saved lives and property and upheld my oath. Now is the time for you to uphold yours. Reject legislation that strips us of what we aquired legally and without malice. Uphold the legislation that allowed us to invest our life's savings in the first place. Don't change the rules after the fact. Do the right thing. Let us keep what we have worked hard for.



"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member FROM HAWAII ISLAND 🏝️ to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Tia Lee Klug-Wessell 🌈

**SB-2919**

Submitted on: 1/31/2024 7:22:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marianna Scheller	Individual	Oppose	Written Testimony Only

Comments:

To whom it may concern,

We are vehemently opposed to this proposed ordinance to outlaw short term rentals. This would have a severe economic impact both on property owners income, as well as to the tax benefits to the state and county. (Through GET, TAT and MCTAT) We suspect most owners of these rentals will choose to sell, which will flood the real estate market and drive down property values, further decreasing tax revenue to Maui.

Short term rentals serve their purpose for those who would like a home away from home option, that most hotels can't compete with. All the while hotel accommodations continue to expand and thrive. Taking away, short-term rentals will only serve the hotel industry, which will no doubt, increase their prices with increase in demand. This can eventually to lead to a boomerang effect where, by overtime tourist traffic decreases for those who can't find a room, or those unable to pay the increased cost; Thus further decreasing tax revenue from all the effective businesses, a typical tourist spends their money on islandwide.

We feel we are being punished due to lack of foresight by the government.

Sincerely,

Marianna and Erik Scheller

**SB-2919**

Submitted on: 1/31/2024 7:29:30 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Douglas King	Individual	Oppose	Written Testimony Only

Comments:

**I am submitting this written testimony in opposition to SB2919. This Bill recommends the implementation of unrealistic requirements for the property's owner, the visiting guests as well as the electronic platform system currently being utilized.**

**I currently have 2 short-term vacation rental properties located on the Big Island of Hawaii, both are registered and have been providing visiting guests with appropriate accommodations for several years. I am a full-time resident on the Big Island, however I do not reside within either of my rental units.**

One of the provisions in this Bill is that property owners must reside in the rental full-time and be present on premises while the property is rented. This is not a realistic requirement as visiting guests do not want to have a stranger, host or not, in the unit with them. They enjoy renting the entire property and have privacy without the awkwardness that would exist with a host being present. Enacting such a legislative requirement would in essence destroy the short-term rental opportunity as well as significantly decrease the tourism volume of our island home.

Another element within this Bill is the restrictions placed on the electronic hosting platform. Whether it be AirBNB, VRBO, or another hosting entity, it operates no differently than a Hyatt, Hilton, Sheraton or other hotel corporation that allows on-line review of available rooms, booking a reservation and electronic payment. The Short-Term rental community should not be singled out by the provisions in this Bill as there is currently equity, competition and visitor options with the hotel industry.

We need more tourism support which provide options for our guests and tourism industry; not increasing restrictions, I hope you hear my concern, consider the negative impact that this Bill will have on our island home's economic potential for both resident hosts of Short-Term rentals as well as the significant economic deterioration that will fall upon our tourism industry by decreasing accommodation options for our guests. Please do not pass this Bill and allow our island home to flourish economically and offer choices to those visitors that prefer a home environment instead of a resort.

Mahalo,

Douglas King

**SB-2919**

Submitted on: 1/31/2024 7:32:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Ho	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Richard Ho*

**SB-2919**

Submitted on: 1/31/2024 7:36:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Terri Zager	Individual	Oppose	Written Testimony Only

Comments:

If this measure passes, it will be disastrous for the entire state of Hawaii! I have seen it happen in my own state! Loss of revenue loss of jobs of tourism! This is across-the-board everywhere from service industries to product industries to building industries to real estate industries. I understand the reasoning, but this is not the solution For housing.

You are asking for a death sentence for the very people that you serve! There will be lawsuits! And Travelers will go to other areas. They will take their money with them. Hawaii is a state that depends heavily on tourism for its economy and you're trying to destroy the economy of the very people that support you as elected officials. I strongly strongly Argue against this proposition. Do the research. Provide accurate loss of revenue reports for the entire state and then present it to the people. You owe it to them to be honest and accurate

Even the hotel industries will fail because people will not support an environment where they are not welcome . There are a lot of international travelers with unlimited resources and many options. I highly encourage you to keep Hawaii as one of those top options. There were days past when we were at the top of the list of places to visit. Everyone benefited No, it's not the time to suppress the people!

**SB-2919**

Submitted on: 1/31/2024 7:39:34 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Petritz	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill.

Rental units allow many owner to be able to afford housing. Limiting the manner in which they do is not a magic solution to housing issues.

**SB-2919**

Submitted on: 1/31/2024 7:44:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jacqueline Hudson	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,**

**I am a twenty-year resident of Lahaina and am writing to express my strong support for SB2919, with the proposed amendments.**

**I feel it is crucial to allow counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.**

**The long-term economy of Maui needs this bill, as well as the many families who feel forced with no other option to move off the island. Please help the Lahaina community to stay intact!**

**This Bill, with its proposed amendments, will benefit not only the Lahaina community but the entire state of Hawaii by correcting a long-standing and overdue housing crisis.**

**Please consider the following amendments to enhance the bill:**

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.**
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."**

**I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.**

**Mahalo for your attention and commitment to the well-being of our community.**

**Aloha,**

**Jacqueline Hudson**

**and 6 Kiohuohu Lane Unit 8**



**Lahaina, HI 96761**

**(808) 269-0295**

**SB-2919**

Submitted on: 1/31/2024 7:45:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Clarence k chun	Individual	Support	Written Testimony Only

Comments:

I am support

**SB-2919**

Submitted on: 1/31/2024 7:52:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
April Perreira Pluss	Individual	Support	Written Testimony Only

Comments:

As I understand this bill.. We are taxing everyone with any accomodation who is offering legal short term (30+ days) housing.. and those providing illegal shorter term (less than 30 days). Yes!! I believe we need to tax us. It will be easier to get money if those who are offering these accommodations are recognized.

**SB-2919**

Submitted on: 1/31/2024 8:03:27 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cassie Coonradt	Individual	Support	Written Testimony Only

Comments:

Aloha. I'm in support of this bill. Please help the people of Maui. Where will the working class live? Please stop short term rentals. It's your kulena to stop the injustices.

**SB-2919**

Submitted on: 1/31/2024 8:05:26 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cambria Moss	Individual	Support	Written Testimony Only

Comments:

Please! We are really suffering over here on Maui! We can't sleep at night due to fears of homelessness, that is devastating to our health. Housing should be for local residents, especially for native hawaiians, not for people that don't live here to acruce wealth. Do the right thing, make it so. Mahalo nui loa.

**SB-2919**

Submitted on: 1/31/2024 8:05:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Lisa Agdeppa	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Lisa Agdeppa*

**SB-2919**

Submitted on: 1/31/2024 8:17:32 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
LISA ISODA	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*



*Aloha,*

*Lisa Isoda  
Lahaina, Maui*

**SB-2919**

Submitted on: 1/31/2024 8:18:42 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
ANDREW ISODA	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Andrew Isoda  
Lahaina, Mau'i*

**SB-2919**

Submitted on: 1/31/2024 8:32:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Karen Luke	Individual	Oppose	Written Testimony Only

Comments:

Aloha Hawaii Senate Committees on Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and Public Safety and Intergovernmental and Military Affairs,

My name is Karen Luke.

I oppose SB 2919 for government over reach. Prohibiting unhosted short-term rentals and allowing counties to phase out existing short-term rentals when the owner has been in business of providing accommodations can rarely be compensated to the satisfaction of the various owners. Such prohibition would initiate law suits against us that I as a taxpayers am unwilling to support.

Please do not let this bill leave committee. Thank you for your consideration.

Karen Luke, Ewa Beach, HI

**SB-2919**

Submitted on: 1/31/2024 8:13:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Zoe Brooks-Jeffiers	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

the communities in Lahaina and Maui have been through their worst nightmares and it is our kuleana to ensure they have secure and comfortable housing after going through the unimaginable. Do the right thing and support this bill. Our community and Maui 'ohana deserve nothing less

*Mahalo for your attention and commitment to the well-being of our community.*

Zoë Brooks-Jeffiers

**SB-2919**

Submitted on: 1/31/2024 8:35:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bill Newcomb	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB 2919. It will harm the residents who rely on this income to survive in Hawaii. It will cause property values to decline.

**SB-2919**

Submitted on: 1/31/2024 8:36:07 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Amber Coontz	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Excessive inventory of short-term visitor accommodation has negatively impacted Maui County for more than twenty years. The excess supply of short-term vacation rentals overburdens Maui County's limited island resources, outdated infrastructure, medical facilities, and emergency personnel. The housing shortage for residents was at a crisis level before Covid. Now that Lahainatown and Wahikuli have been destroyed by the 8/8/23 fire, the only solution to providing immediate housing for Lahaina residents is to incentivize short-term rentals to convert to long-term leases. Converting short-term rental units in Maui County will provide stable housing for the residents that keep tourism based businesses operating. There are also displaced residents working in medical, emergency services, education, retail, and skilled trades sectors that need immediate housing or they will be forced to relocate off island. These sectors have been

chronically understaffed for decades and are essential to supporting Lahaina's rebuilding and recovery effort over the next several years.

Mahalo,

Amber Coontz



**SB-2919**

Submitted on: 1/31/2024 8:41:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kristelle Turalva-Albano	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Kristelle Turalva-Albano*

**SB-2919**

Submitted on: 1/31/2024 8:48:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lorraine Smyth	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and distinguished members of the committees,

I am in strong support of SB2919 with the proposed amendments that allow the counties to phase out nonconforming single family transient vacation rental units over a period of time that is deemed resonable. There are a couple of points that could be added to the proposed bill.

1) Each County be granted the authority to define "transiant vacation rental unit" within it's jurisdiction or be defined as a rental for 180 days or less.

2) Amend the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section"

To use Lahaina for example where in 25% of housing units are listed as short term rentals, percentages soar upwards to 41.8% to the South and 87% to the North clearly defining a housing emergency on Maui. Granting the counties clear authority to phase out vacation rental uses is crucial for allowing residents to find dignified housing, especially in the aftermath of the devastating recent wildfires. Iam urging this legislature to pass with the suggested ammendments SB2919. This piece of legislation is a crucial step in providing stability, security, and much needed relief. Not only for those in Lahaina who have lost so much already, but for every hard working individual throughout our State. Its time to start taking care of our own so that we can be better positiond to take care of others. Plus it's the right thing to do.

Mahalo,

Lorraine Smyth

Maui Resident

Mahalo

**SB-2919**

Submitted on: 1/31/2024 8:50:09 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephanie Brooker	Individual	Oppose	Written Testimony Only

Comments:

Stop trying to eliminate local families ability to add to their streams of income! Please allow home owners for whom the property is their primary residence to rent their home for up to 90-days short term yearly. This allowance will allow local people to also benefit from Hawaii tourism and reinvest into their homes and communities which is often the result of home sharing.

**SB-2919**

Submitted on: 1/31/2024 9:04:44 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Shelby Esteban	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

Shelby Esteban

**SB-2919**

Submitted on: 1/31/2024 9:12:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lauren Nelson	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond. Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Lauren Nelson

Makawao, HI

**SB-2919**

Submitted on: 1/31/2024 9:37:37 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Makanalani Hussey	Individual	Support	Written Testimony Only

Comments:

I am in Support of this bill. I am a born and raised Lahaina resident who has been on a daily hardship in the road to recovery. I am a full-time mother of three young keiki, currently unemployed since the August 8th Wildfire and currently unable to feel security in any living arrangements since our family home is uninhabitable. There is much pressure in finding a place affordable and suitable for our ohana and this has been an on going feeling of stress. I am grateful for all those who have been in support of our community and has been keeping the people as the main focus towards the healing of our hometown Lahaina. Please take the testimony of those leaders who hold our PEOPLE as the utmost importance as priority and the needs we are demanding. Let the PEOPLE be heard. Mahalo nui loa for your time and consideration and my position in SUPPORT to this bill.



**SB-2919**

Submitted on: 1/31/2024 9:41:35 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Walter Goede	Individual	Oppose	Written Testimony Only

Comments:

I feel this bill would be very damaging to the State of Hawaii and Maui in particular and appears to be a subterfuge for the hotel industry. It will substantially hurt the individual owners of resort condos like myself that loves Maui and wants to share this love with my family who uses my unit about 5 months a year and my renters who want an affordable place to vacation other than in mega hotels. I believe many politicians are misguided in the importance of such alternative short term housing is to the overall health on Maui. Please do not pass the legislation which is probably unconstitutional and will be challenged in the courts and be very expensive for all.

**SB-2919**

Submitted on: 1/31/2024 9:43:59 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Michelle Lelle	Individual	Support	Written Testimony Only

Comments:

Aloha, I am testifying my opinion as an Individual. I am 12 year resident of Honokowai Palms Condos in Lahaina. There are 30 units and a manager unit that no longer houses a manager. When we first moved in there was one vacation rental. Somehow things changed. Some have questioned if the transition from apartments to short term rentals was done legally. Some people have questioned if the proper procedures were followed and if all owners were notified prior to transition of the property. I don't know answers to those peoples questions or the details entirely. I only can share an opinion of what I have witnessed. Over the years the property transitioned from mostly local residents to over 20 vacation rentals. We went from knowing our neighbors, our kids growing up together, sharing normal neighborhood activities, pool parties, sleep overs and neighborly aloha to living in what some people have described as feeling like an unmanaged cheap hotel. Many have suffered for years without an on-site manager while vacationers treat the property as a hotel, not as a respectful neighborhood. We have faced repeated retaliation when reporting maintenance and problems with people on vacation. The property is described as a "resort" on some vacation websites yet there is no one on site to help in a rapid timely manner when common area manintnace issues and normal apartment issues occur. Many on-site local residents have been harassed because we continue to advocate for basic maintenance and beg for management of the private businesses operating on the property. Everything from loud parties, loud sex and arguments to abuses have been endured over the years. We are routinely instructed to lean on Maui Pd to handle issues with vacation rentals that would normally be handled by an on-site manager. Our tax dollars should not be going to enforce HOA and community rules that a property manager should handle. I was told by a former board member via text that the budget for a manager was used for "beautification of the property"... Our police need to focus on real emergencies, not housecall's for private short term business, most of who's owners live on the mainland. In August we lost Lahaina. I watched as over night thousands of our community became homeless and vacation units sat empty... FOR MONTHS. Empty while my friends became hotel refugees with inspections, moving orders, uncertainty and no ability to begin reforming their basic items. I recently visited my friend at a hotel and she explained they are only allowed a mini-fridge, they aren't allowed a larger one and no hot plate. They are subjected to inspections and are mentally taxed as they are having to deal with this new reality while surrounded by wealthy people on vacation. They need to be in real homes. Now, not "once they are built" with new construction. Utilize the homes that currently exist to avoid further taxing our water shed and other resources. Many have left and are continuing to leave. It's heart wrenching. The lack of moral compass in this situation is astounding. How can 6 months have past and we still have people in tents? This must stop. We need our neighbors. We need neighborhoods to have families that live here, not poorly managed

businesses as investments. Visitors belong in hotels that were never residential. Condos, apartments and homes that were once homes need to once again be homes. The artificial housing crisis would be over immediately if we eliminate short term rentals like they did in Molokai (which is also Maui county). Mahalos for your time.

**SB-2919**

Submitted on: 1/31/2024 9:55:39 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Gina Lawless	Testifying for Lahaina Strong	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Gina Lawless*

*Lahaina Strong*

**SB-2919**

Submitted on: 1/31/2024 10:00:45 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marianne Fisher	Individual	Support	Written Testimony Only

Comments:

Aloha..

As a resident of Maui and Senior Renter, I am strongly in support of Bill SB2919, to regulate Short Term Rentals. I personally am affected buy the housing crisis on Maui, as is many of my friends and O'hana. It is much overdue to stop approving more short term rentals and B n Bs.

I still see signs posted in Kihei of places applying for permits and it makes no sense. Why do we have to write and fight each one??

Also, the county of Maui should be in charge of making these decisions, that way the voters can speak to what is needed.

There was a crisis before the horrible disaster on August 8, 2023.

Now, it is unreal that there is zero housing for residents, and nothing substantial has been done.

I would respectfully ask, what the heck are you waiting for???

PLEASE do the right thing for the people.

sincerely, Marianne Fisher

**SB-2919**

Submitted on: 1/31/2024 10:17:28 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tram Truong	Individual	Oppose	Written Testimony Only

Comments:

I need my short term income because I can't work due to my terrible sciatica. I'm also creating jobs for the cleaning crew. My Guests always thankful that they can stay and cook together. I feel that short term rentals will help the island economy because we pay taxes and help to have tourists come to the Hawaiian Islands in order to create jobs. Please consider short term rentals as a service to our guests. Thank you.

**SB-2919**

Submitted on: 1/31/2024 10:45:27 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Melanie Chan Vinoray	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

I am writing as a registered voter and concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "*transient vacation rental unit*" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "*Nonconforming transient vacation rental units shall not be categorized as residential use under this section.*"

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires. Residents need long-term housing on Maui, there is a housing crisis.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community and your constituents.

*Aloha,*

*Melanie Chan-Vinoray*



**SB-2919**

Submitted on: 1/31/2024 11:03:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Machelle Forshee	Individual	Support	Written Testimony Only

Comments:

Aloha,

I have been following and supporting the organization Lahaina strong. I am knowledgeable, understand and I am in full support of SB2919 . Hawaii needs to regain back short term rentals and promote long term rental status and ownership abilities for our misplaced Hawaiians who are in need of homes. Hawaiians/ locals should come first.

Mahalo

Machelle Forshee

Naples, Florida

**SB-2919**

Submitted on: 1/31/2024 11:11:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Michelle Ma	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

Michelle

Testimony in Support of Bill SB2919

To Chair Keohokalole, Vice Chair Fukunaga, Chair DeCoite, Chair Wakai, Vice Chair, Elefante, and the members of the Senate Committee on Commerce and Consumer Protection, the Senate Committee on Energy, Economic Development, and Tourism and the Senate Committee on Public Safety and Intergovernmental and Military Affairs

I am writing as a concerned member of the Maui community to express my support for SB2919, which grants counties the authority to phase out nonconforming single-family transient vacation rental units over a reasonable period.

As we have seen within our community in Lahaina the urgent need for housing is our top priority. TVR have taken over our neighborhoods, these were units that were originally intended for our working-class community. With the numbers shared below there was nowhere to live even before the fire.

In Lahaina, where 25% of housing units are listed as short-term rentals, and percentages soar to 41.8% to the south and 87% to the north, we are facing a housing emergency on Maui. Providing clear authority to counties for phasing out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

After the wildfires most places left to rent are north of Lahaina, and with 87% being short-term rentals that is unacceptable. I have spoken with many tourists throughout the time of our occupation of Ka'anapali beach with Lahaina Strong. TVR's have been phased out of cities and tourist towns throughout the world. The communities that benefit the most are vacation destinations where locals have been priced out of living. Not only will this help with our immediate housing crisis, but years after being phased out rent goes down, and families can return to where they are from.

I support the need to give counties the authority to phase out these TVR's. We are in a crisis on Maui currently for housing, sadly we were pre fire. However now the need for these units is urgent.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 to offer much-needed relief and support to the Lahaina community and beyond. Mahalo for your attention and commitment to the well-being of our community.

Sincerely,

Katie Austin

**SB-2919**

Submitted on: 1/31/2024 11:18:57 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Olivia Carbajal	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Olivia Carbajal

1/31/2024

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Kailani Amine

**SB-2919**

Submitted on: 1/31/2024 11:52:04 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ashleigh Utley	Individual	Support	Written Testimony Only

Comments:

This bill will help West Maui in particular solve the problem of long term housing. We already do not have enough housing for workers . The workforce needs housing . The tourists will still find ways to come - but the short term housing needs to be limited for a more balanced community . Please allow counties to take control and provide for their people !

I have read your Bill SB2919 and I don't understand why you want to regulate renting a room in my own house in such a harsh way, or why it is necessary at all. It has worked fine all these years without regulation. It doesn't seem necessary and creates a lot of administration for the Planning Department that we all must pay through annual fees. Bill SB2919 is written in such a way that it makes me feel that anyone who rents a room to a happy tourist is doing something bad. I always thought of this as I am doing something good. The penalties of \$10,000 a day can send a family into bankruptcy. Is renting a room in my own house that bad?

The reasons for regulating in such a way that Bill SB2919 suggests are poor. It will have a big impact of everyone in the community as we lose a huge part of the rights that come with owning a home. There have been no independent studies made by the State of Hawaii or the counties that shows it would solve the deficit of long-term rentals to the community, or that short term rentals create a noise problem to a lesser extent than renters above 30/180 days. Short term rentals reduce the need for parking compared to long term rentals.

Personally, I need the extra income to be able to pay my bills, and I also think it's fun to meet happy tourists. If I can't pay my handyman, electrician or cleaner how would they survive. I don't see the difference if my son lives in a room, or I rent it short term. My typical renter is a no noisy, low-key couple of 50 years plus which has one car and so does my son. If the renter should be noisy or create problems, the renter will only stay for a few days, and then the problem is solved. I never had a renter that was noisy. However, several of my neighbors have roasters that run around all over the neighborhood and wakes me up 4 am almost every morning. That is a serious problem. If you can regulate that I would be happy.

Tourists want to be able to have the option to choose between hotels and Airbnb's. I believe that Hawaii would lose tourist by implementing Bill SB2919. Hawaii should at least have made an independent study to verify the impact. It is only the hotel industry that will gain from this bill, not the small people.

I don't, and no one I talked to in a similar situation as me, want to rent a room long term, above 6 months, to a single person or a couple. The rules for the landlord for long-term rentals are very strict and complicated. The possibility the renter will not get along with my family is too great. If the family doesn't like the renter, we are stuck with the problem for a long time. My renters only have one car even if they are a family of four. If I would rent long term to a couple, they will have two cars. A long-term renter will have friends visiting. A short-term renter has no one visiting. Hence, long term renters creates twice or four times as much traffic. Too much noise for me.

Thank you,

Carola Peterson



**SB-2919**

Submitted on: 2/1/2024 12:20:22 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jennifer Kamuela	Individual	Oppose	Written Testimony Only

Comments:

Strongly oppose. This further removes more freedom from residents and puts it in the hotels hands

**SB-2919**

Submitted on: 2/1/2024 1:10:40 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Portia Igarashi	Individual	Oppose	Written Testimony Only

Comments:

I am a retiree and resident of Kauai County. I am only able to continue living on Kauai because of the legal vacation rental of my home and guesthouse. The guests staying in my home when we are away and in our guesthouse pay tremendous taxes that support our local government. I also pay much higher real property taxes that support our economy. Guests who stay at vacation rentals experience more of the local culture and are often only able to visit our beautiful island because of the affordability of vacation rentals. I have had many families who could not have otherwise afforded to visit due to the outrageous rents charged by hotels. Vacation rental homes allow guests to enjoy affordable vacations in a home style environment with their families. I purchased and built my home and guesthouse because it was zoned as a legal vacation rental. Putting severe limitations and requirements on the hosting sites of Airbnb and VRBO will greatly affect my ability to continue reaching guests to come to my property. Eliminating vacation rentals will give the hotels a monopoly, a monopoly that does not give guests who prefer a home environment the ability to visit our beautiful islands. The state has already wiped out vacation rentals in non-zoned areas which then provided additional housing to residents in residential areas. I don't understand why it now wants to eliminate all future vacation rentals in properly zoned vacation rental areas except to put more money in the hands of the hotel industry. I also believe that vacation rentals provide a valuable diversity of experience that hotels are incapable of providing. The state and counties made the decision that these properly zoned areas were in the best interest to provide vacation rentals to guests and we residents relied on this when we purchased our properties. This SB will adversely affect the value of my property when it is time for me to sell. I believe that this is an improper taking of my property.

I urge you to vote no on this house bill.

**SB-2919**

Submitted on: 2/1/2024 3:45:06 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jannet Borrmann	Individual	Comments	Written Testimony Only

Comments:

Dear Madam, Sir

our family has resided on Maui for part of the year since 1985 and contributed to it's economy. During those years, we have been witness to a deteriorating housing market. It has become increasingly difficult for locals to find affordable housing. The whole 'living on Maui' has just become difficult to afford. Our parents passed the property onto us due to death / high age and in order for us to be able to hold on to it, we've invested in renovations and HAVE TO rent it out part of the year to cover the ever increasing taxes, HOA fees, electricity etc. We do NOT make a profit but barely cover the basics.

The tragic disaster in Lahaina and it's aftermath / proposed solutions now seems to fairly land on the shoulders of ONLY people like us, who have had to resort to rentals. The FEMA program / reduced property taxes scheme doesn't work for all kinds of reasons; 1) West locals don't want to be in Wailea (South), 2) We can no longer still enjoy the property ourselves for several months of the year with leases of a year or longer and 3) last but not least; experiences shared from fellow owners are NOT encouraging (too many people in property, property damages, eviction issues etc)

This feels like a 'prosecution' of condo owners in order to solve a problem that has been long in the making and has not been addressed properly in the past and is not our 'fault'. We ask you to bear in mind our economic contributions of the past almost 40 years and not to be penalized even more than we already are. The progressive tax system already taxes us at the highest rate possible.

Kindest regards,

Jannet Borrmann

3300 Wailea Alanui Drive

**SB-2919**

Submitted on: 2/1/2024 3:56:13 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
lillie mcafee	Individual	Oppose	Written Testimony Only

Comments:

PLEASE VOTE NO ON BILL 2919. NUC HOLDERS DEPEND ON OUR RENTAL INCOME TO SURVIVE.

**SB-2919**

Submitted on: 2/1/2024 4:15:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bonnie Borins	Individual	Oppose	Written Testimony Only

Comments:

I am totally opposed to this bill

It is shortsighted and shameful

Short term rentals increase tourism and provide important jobs for the residents of Maui

This bill prevents owners from visiting Maui and contributing to the economy

Samuel Bendenoun  
Live Haleiwa LLC  
66-485 Pikai St  
Haleiwa HI 96712

February 1st, 2024

Dear Representative,

I am writing to express **opposition** of the Hawaii House **Bill SB 2919**.

When Bill 41 passed regarding illegal short-term rentals it allowed the county to levy fines against anyone renting out their home as a short-term rental in the effort to put a stop to a much-needed unregulated market. I understand your intent with this legislation as it helped restore balance to the residential neighborhoods and helped address concerns over a shortage of affordable housing. I believe this significantly helped and impacted the housing market in a positive manner. When the industry was unregulated, a lot of residences were renting out their homes irresponsibly and with out care of the impact to the local community. This has now been put to a stop and I am sure it has already helped restore the balance in the shortage of affordable housing.

Legally licensed vacation rentals with TVU licenses operate responsibly; they are regulated and heavily taxed. They are far and few, 71 on the north shore with 30 being a Turtle Bay alone. Since they are and have been licensed for a good amount of time and have always operated under the local laws, why change this now. These legal short-term rentals allow for unique experiences to locals and visitors alike. They create job security in their communities, they help support local businesses and most importantly its revenue which is most often kept here in Hawaii for it to benefit and stimulate the local economy, unlike many hotels and resorts.

Please vote against this legislation as I strongly believe that the Hawaii residents who have obtained these TVU permits did so in a legal and responsible manner. They should not have their permits taken away as they operate under a strict code of conduct and continue to operate as they were intended to by the courts.

Thank you for your time and consideration.

Sincerely,

Samuel Bendenoun

**SB-2919**

Submitted on: 2/1/2024 4:35:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
John M Kevan	Testifying for Maui Paradise Properties	Comments	Written Testimony Only

Comments:

I am in support for any bill that helps *reduce illegal* short term rentals but these endless attempts to shut down the short term rental market is wrong. We all know the hotels want STR's shut down as it is in their financial interest and those invested in hotels financial interest to eliminate competition but it is not the governments role to help them.

Lets also look at real facts, the Hawaii Tourism site has research data on STR's, and there is very little change over the last 20 years (only a few hundred on Maui) as compared to increase in population. These numbers that are being thrown out by the governor and whomever Alltheroom company are an outright fabrication. We have live data from numerous data firms tracking airbnb, vrbo etc and numbers are not even close.

The real housing issue is zoning and building law restrictions to affordable housing. Fix the problem. Been this way for 40 years.

My company provides management for over 300 STR's and 100 LTR's. ALL LEGAL. Ourbusiness drives over \$50M in revenue to the county/state, over 85 jobs and families our company supports let alone downstream local businesses and families and much more of the money we collect from guest stays in Hawaii versus going to large hotel corporations on the mainland.

Support LOCAL businesses, everyone in the government preaches it but does nothing to suport it.

To reduce illegal STRs, put them under real estate brokerage firms that can meet and manage properties, follow Hawaii Statutes and laws, manage safety, trust accounting, qualilty control, guest support and legal services to support the STR's then they all become easy to track.

To support the Maui Fire Victims, our owners have converted over 100 units to Long Term for victims, have donated over \$500,000 in financial support, over 4000 free nights, and are always volunteering at community support events when on island. They were not getting paid over \$500/night as hotels were.

John Kevan, Managing Partner, Maui Paradise Properties

**SB-2919**

Submitted on: 2/1/2024 4:39:24 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Laurie R	Individual	Oppose	Written Testimony Only

Comments:

As I read SB2919, beginnig on Page 19, line 19 and continuring on subsequent pages 20, 21 and 22, it appears that you are speaking of taking away the rights and essentially the properties of lawfully and legally acquired homeowners. The residents and owners of these properties have done nothing wrong iin accordance to the laws of the State of Hawaii (and the County of Maui), yet you propose to take away their rights. It is my understanding that many of the properties you speak of are on the Maui County Minatoya list, and they have been conducting their businesses in a lawful manner according to this list.

You are essentially "stealing" from these people, that which is rightfully theirs. Instead of addressing the problem that the State and County lesgislatures have allowed to festure for years and years and years. Maintaining land and building affordable housing for the community. YOU have allowed that to happen, not the people that you are targeting.

If necessary, regulate new proposed structures for short term use going forward. But don't act like a dictatorship and begin stealing the rights of those who have done nothing wrong.

This term of "phasing out" these properties is nonsense as well. You will crush your own economy by doing that through loss of tax dollars. You will ultimately do more harm to those you are espousing to help then anything.

I would urge you to develop other, better serving ideas for your community then stealing the rights of some.



**SB-2919**

Submitted on: 2/1/2024 4:41:31 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Jackson	Individual	Oppose	Written Testimony Only

Comments:

I am very opposed to this bill. It is harmful to our state, and to our economy. It is clearly an overreach of government power. It gives way too much authority and control to a an agency that has proved to be inept, and filled with illegal acts, bribery, perjury, favoritism, etc. It is unconstitutional. Plz do not pass this bill.

**SB-2919**

Submitted on: 2/1/2024 4:52:52 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chris Yarish	Individual	Oppose	Written Testimony Only

Comments:

Thank-you for taking the time to read my testimony.

While I support what appears to be a fair, balanced, and well-intentioned bill, I oppose SB2919 as written. Illegal vacation rentals are a problem worldwide. Hawaii is no exception. Illegal short term rentals negatively impact local housing, deprive tax dollars owed to various levels of government, and they compromise the value and integrity of legal and lawfully run short term rentals.

SB2919 seems to be funnelling short term rental advertisement onto just a few platforms. In the free market, this not only hampers competition (which drives up prices for users of the few "chosen" platforms), but it also unfairly limits the exposure an owner has to various consumer markets. I know of dozens of legitimate, tax compliant short term rental owners who have paid a premium to have complete autonomy over their short-term rental business, from advertising and marketing to customer service. They have invested heavily in their own websites, online payment systems, etc in an effort to free themselves (and their guests) from the exorbitant fees charged by the major platforms.

I support any legislation that expeditiously finds, fines and permanently shuts down any illegal short-term rental. Cracking down on illegal short-term rentals is long overdue, but I believe SB2919 as written is flawed.

There already exists a duopoly in the short-term rental platform marketplace. This bill will not only strengthen and entrench that duopoly but it will also criminalize the legitimate and lawful use of personal or non-major advertising platforms by tax compliant short-term rental owners/operators.

With just a few modifications, I could support SB2919, but as written, I object.

Thank-you,

Chris Yarish

**SB-2919**

Submitted on: 2/1/2024 4:57:32 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Curtis Costanza	Individual	Oppose	Written Testimony Only

Comments:

I would urge the committee to proceed with caution and at this time I am in strong opposition to SB2919. Often times, well intended actions of legislators have dire and unintended consequences. In a goodwill effort to promote housing, there will be thousands of people that will lose their jobs because of SB2919.

If creating more housing is the expected outcome of the bill, there needs to be more research, investigation, and alternatives presented. What about the tax base that will be lost? How much is that for each county and the state? How is that revenue going to be replaced? What is the impact of such loss?

However, if simply creating a state registration device in order to preserve and protect citizens through safety measures of short term rentals is the expected outcome, that could be positive. Does this bill create jobs or eliminate them, the answer is obvious.

Please examine, in detail, your expected goals and outcomes. I urge you to consider working closely with all stakeholders that will be impacted by SB2919 and oppose it at this time.

Mahalo, Curtis Costanza

**SB-2919**

Submitted on: 2/1/2024 4:57:51 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
TERI SAVAIINAEA	Individual	Support	Written Testimony Only

Comments:

I support SB 2919.

Thank you,

Teri Savaiinaea

**SB-2919**

Submitted on: 2/1/2024 5:04:25 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Pearlman	Individual	Comments	Written Testimony Only

Comments:

This is a very complex bill for a layman to understand. I won't take up a lot of your time but did want to register my concern.

I purchased a townhome in the Hali'i Kai residential area of Waikoloa on the Big Island two years ago. We have maintained the unit as a STVR, fully registered with the State of Hawaii, paying taxes regularly, etc. We are averaging 60-70 rentals per year, most are non-residents meaning we are bringing money into the Hawaii economy. We also employ a cleaning team, management team, and other servicemen and women.

If SB2919 were to in any way compromise our ability to continue offering our unit as an STVR we would have to sell the unit as we cannot afford to keep it without the rental income. We would sell the unit, make a nice profit after two years, and search for another state that is more welcoming of STVRs.

I appreciate the opportunity to express my concerns.

Steve Pearlman.

**SB-2919**

Submitted on: 2/1/2024 5:07:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kelly Mahon	Individual	Support	Written Testimony Only

Comments:

Here is a sample testimony you can use as a template, or submit as is:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

Aloha,

Kelly Mahon

Dear Committee Members,

I am opposed the SB 2919 for several reasons. First, I purchased my condo on Maui in 2004 as a 2<sup>nd</sup> home and a Short Term Rental. Second, I have a responsibility to the people with future reservations. Third, I truly feel like I am being punished for owning my property.

First, I purchased my condo with my husband on Maui in 2004. We used it as much as possible until 2012 when I retired. Since then, we spend approximately 3-5 months a year in our condo. We truly love our time there and always look forward to our next stay.

Second, I have a responsibility to the people with current and future reservations for my condo. Many of these guests have been staying with us for over 15 years, so they feel like family. The guests have already secured their flights and are looking forward to their vacation in paradise.

Third, this piece of legislation feels like a punishment. I feel it is a long term solution for a short term situation. If this bill passes out of committee and becomes legislation will it be reversed once the housing situation is resolved? I do feel that this bill should not make it out of committee.

As you have read, I am a concerned homeowner that uses and loves my condo on Maui. I have a concern for my guests, and feel this bill I unfair.

Sincerely,

Rebecca Monk

Owner: Maui Vista 1202

2191 S. Kihei Rd.

Kihei



Dear Committee Members,

I am opposed the SB 2919 for several reasons. First, I purchased my condo on Maui in 2004 as a 2<sup>nd</sup> home and a Short Term Rental. Second, I have a responsibility to the people with future reservations. Third, I truly feel like I am being punished for owning my property.

First, I purchased my condo with my wife on Maui in 2004. We used it as much as possible until 2012 when I retired. Since then, we spend approximately 3-5 months a year in our condo. We truly love our time there and always look forward to our next stay.

Second, I have a responsibility to the people with current and future reservations for my condo. Many of these guests have been staying with us for over 15 years, so they feel like family. The guests have already secured their flights and are looking forward to their vacation in paradise.

Third, this piece of legislation feels like a punishment. I feel it is a long term solution for a short term situation. If this bill passes out of committee and becomes legislation will it be reversed once the housing situation is resolved? I do feel that this bill should not make it out of committee.

As you have read, I am a concerned homeowner that uses and loves my condo on Maui. I have a concern for my guests, and feel this bill I unfair.

Sincerely,

Troy Monk

Owner: Maui Vista 1202

2191 S. Kihei Rd.

Kihei

**SB-2919**

Submitted on: 2/1/2024 5:47:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sherry Couture	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB 2919 as it is currently written.

**SB-2919**

Submitted on: 2/1/2024 5:55:55 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Melody Torres	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*please use this opportunity to stand by the community and provide us with the housing needed to help heal our people.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Melody Torres*

*Wings Hawaii*

**SB-2919**

Submitted on: 2/1/2024 6:19:24 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Elizabeth Clapper	Individual	Support	Written Testimony Only

Comments:

I am in strong support of SB2919 and want to suggest an amendment to

1) Grant each county authority to define transient vacation rental unit as a rental for 180 days or less.

2) Modify the last section to state "non conforming transient vacation rentals shall not be categorized as residential use under this section"

Please pass SB2919 to offer support and a solution to the housing crisis on Maui, and especially West Maui .

Mahalo.

Jack Clapper

Haythem Abid

February 1, 2024

Dear Committee,

Thank you for taking the time to carefully consider this bill.

This is another attempt by hotel lobbyists to go after vacation rentals owners in the name of creating more affordable housing for Hawaii residents. This will never be the solution to affordable housing. The only outcome that can result from this bill is a hotel monopoly where they can charge staggering prices.

This bill is simply unconstitutional since it advocates the illegal seizing of private property. AIRBNB already argued this for a similar bill HB84 and the same constitutional rights of private property owners are again threatened in this bill.

Also, As the Hawai‘i Intermediate Court of Appeals has recently stated, “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”

*Ferris Trust*, 138 Hawaii at 312, 378 P.3d at 1028 (internal citations omitted); *Waikiki Marketplace v. Zoning Bd. Of Appeals*, 86 Hawaii 343, 353, 949 P.2d 183, 193 (Ct. App. 1997) (citing the due process clauses of the United States and Hawai‘i Constitutions).

I respectfully urge the committee to oppose this bill and ensure that current owners who are lawfully allowed to offer their properties for short term rental are protected from any changes to the current zoning. Any adverse changes to the rights of property owners to offer their properties for short term rental consistent with the laws and ordinances as they are today will lead to massive litigation across the State. Owners are not going to concede having their rights taken away and simply give up their investments, nor to the counties having the power to change the laws and take away property rights at their discretion at any time. Property owners are entitled to rely on the rights they have acquired in their properties, without fear of those rights disappearing or being subject to the whims, and possible corruption, of the county government. There can be no question that this legislation is intended to take from property owners their property rights and to place those rights, and all the power that comes with controlling those rights, in the hands of the government. This would be an unfair and unconstitutional taking, and it will not withstand scrutiny.

Please read ARIBNB argument below. This same argument applies to Bill SB2919.

**“HB 84 could impair existing vested rights in violation of existing State and federal constitutional protections.**

As noted, one of the fundamental purposes of HRS § 46-4 is to protect the uses that lawfully existed prior to the effective date of a zoning restriction. Such protection has its foundation in principles arising from protections in both the United States and Hawai‘i constitutions. The Fifth Amendment to the United States Constitution provides, in part, “[N]or shall private property be

taken for public use, without just compensation.” U.S. Const. amend. V. Similarly, the Hawai‘i Constitution states, “Private property shall not be taken or damaged for public use without just compensation.” Haw. Const. art. I, § 20. Of significance, the Hawai‘i Constitution has broader protection as it contemplates not just takings, but also “damage” to property interests.<sup>8</sup> As such, the Hawai‘i Supreme Court has stated, “When applying the Hawai‘i Constitution, Hawai‘i courts may interpret it to afford greater protection than provided by the U.S. Constitution.”<sup>9</sup> Both Hawai‘i and federal litigation has recognized the principle that preexisting uses of land are protected. “Under the United States and Hawai‘i Constitutions, ‘preexisting lawful uses of property are generally considered to be vested rights that zoning ordinances may not abrogate.’”<sup>10</sup> Even preexisting nonconforming uses are protected from subsequent restrictive zoning regulations.<sup>11</sup> As the Hawai‘i Intermediate Court of Appeals has recently stated, “The statutory protection of lawfully existing uses and structures ‘prior to the effective date of a zoning restriction is grounded in constitutional law.’”<sup>12</sup>

The Ninth Circuit has similarly recognized that the right to continue a preexisting lawful use is constitutional in nature. “A provision permitting continuance of a nonconforming use is ordinarily included in zoning ordinances because of the hardship and doubtful constitutionality of compelling the immediate discontinuance of nonconforming uses.”<sup>13</sup>

<sup>8</sup> See, e.g., *Cnty. of Hawaii v. C & J Coupe Family Ltd. P’ship*, 119 Hawaii 352, 382, 198 P.3d 615, 645 (2008).

<sup>9</sup> *Id.* (citing *Hawaii Hous. Auth. v. Lyman*, 68 Haw. 55, 704 P.2d 888 (1985)).

<sup>10</sup> *Ferris Trust v. Planning Comm’n of Kaua‘i*, 138 Hawaii 307, 312, 378 P.3d 1023, 1028 (Ct. App. 2016) (internal citations omitted).

<sup>11</sup> *Young v. Planning Comm’n*, 89 Hawaii 400, 410, 974 P.2d 40, 50 (1999) (internal citations omitted)

<sup>12</sup> *Ferris Trust*, 138 Hawaii at 312, 378 P.3d at 1028 (internal citations omitted); *Waikiki Marketplace v. Zoning Bd. Of Appeals*, 86 Hawaii 343, 353, 949 P.2d 183, 193 (Ct. App. 1997) (citing the due process clauses of the United States and Hawai‘i Constitutions).

<sup>13</sup> *League to Save Lake Tahoe v. Crystal Enterprises*, 685 F.2d 1142, 1145 (9th Cir. 1982).”

Thank you for your time and consideration.

Haythem Abid

310-906-8525

**SB-2919**

Submitted on: 2/1/2024 7:09:55 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
carol lee kamekona	Individual	Support	Written Testimony Only

Comments:

I fully support sb2919 as it allows counties to take control of phasing out short term rentals. Especially with the current housing crisis Maui is facing due to the events of Aug 8, 2023. At the High cost of rents being charged despite the governor's EP, there is no penalties assessed on landlords who are skirting the issue and finding loopholes in which to capitalize on the Disaster for greed and profit.



**SB-2919**

Submitted on: 2/1/2024 7:31:47 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sherry Broder	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chairs and Members of the Committees,

I oppose this bill. It is unfair that mostly large multi-national corporations and those with substantial financial resources are making money from tourism in Hawaii while the move is to prohibit local people from doing so. With the high cost of living in Hawaii, many local people really depend on the supplemental income from short term rentals. Don't penalize them.

The counties have already been successful in limiting short term rentals. Nonetheless during this time, the price of housing has continued to soar, the counties have approved many more hotels rooms and housing developments for multimillionaires. There are other barriers to the supply of housing such as delays in permitting, concentration of land ownership, cost of building materials in Hawaii and the legislature should address those instead of trying to blame short term rentals.

**SB-2919**

Submitted on: 2/1/2024 7:35:34 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessie Nogaro	Individual	Support	Written Testimony Only

Comments:

We need to do away with short-term rentals. I've lived on Maui for over 20 years and have never seen anything like this. We used to have an abundance of rentals and be able to choose where we would like to live. Today if we are lucky enough to get approved for a rental we just have to take the first one. Over 52% of short-term rentals are owned by residents that do not even live here. We are in a housing crisis. Many are being forced to leave The only place they've ever known and called home. Many other places have put a stop to short-term rentals. Visitors need to get used to being in the hotels again. I absolutely support this bill and back at 100%

**SB-2919**

Submitted on: 2/1/2024 7:40:44 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ian Ajimine	Individual	Support	Written Testimony Only

Comments:

I am in support of SB2919

**SB-2919**

Submitted on: 2/1/2024 7:41:14 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joshua B Drews	Individual	Oppose	Written Testimony Only

Comments:

SB2919 is a deeply flawed proposal that will drastically reduce the affordable short-term vacation rental housing options available to visitors to the state of Hawaii. The only people who will benefit from this this law are hotels which charge 2-10 times the nightly rate typically charged by private owners.

The current system of registered, hosted or un-hosted short term rentals works well for both owners and visiting guests and should remain unchanged. We are proud of the quality and affordable opportunity we offer to guests and there is no reason to destroy this system. Enacting this law will be a financial blow to private citizens and serve only to enrich corporations.

Please vote NO on SB2919!

**SB-2919**

Submitted on: 2/1/2024 7:43:26 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rachel Panteleeff	Individual	Oppose	Written Testimony Only

Comments:

Aloha To Whom It May Concern,

Please vote no to Bill SB2919. I am a single, 57 year old woman and I need and count on the income from my vrbo rental to help pay for the rising costs of living in Hawaii and paying the property taxes. I live on my property as well. Thank you for your consideration.

Mahalo, Rachel Panteleeff

**SB-2919**

Submitted on: 2/1/2024 7:53:23 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kevin Woodall	Individual	Oppose	Written Testimony Only

Comments:

My wife and I bought a condo in an area zoned for short term rentals. It is not in a residential community, but a resort/vacation destination area. If the legislature intends to curtail short term rentals, it should only focus on the areas that are not zoned for short term rentals. It would not be fair to pull the rug out from those who relied upon this zoning when they purchased a property.

Equally important, it would not be wise to limit short term rentals, as we provide jobs to those in the community and much needed revenue to Hawaii. Our housekeepers and other workers rely upon our short term rental.

**SB-2919**

Submitted on: 2/1/2024 7:54:37 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Joe Dorsey	Individual	Oppose	Written Testimony Only

Comments:

Aloha, my name is Joe Dorsey and I own a Fee Simple condominium on Maui. My wife and I are long time (30 plus years) visitors to Hawaii and fifteen years ago we decided to purchase our condo. We stay there annually for 3-4 weeks. In between our stays we have listed our condo on the VRBO and Airbnb platforms, to generate income to offset the Maui County property taxes, the condo's monthly AOA assessments, our mortgage and insurance payments. We plan to retire to Maui in a few years!

We pay a higher Property Tax assessment, as we are registered with the Maui County Tax Assessor's Department as Transient Accommodations. We are also registered with the Hawaii State Department of Taxation and submit a monthly General Excise and Transient Accommodation tax payments.

The condo is approved by the AOA's Board of Directors for transient accommodations.

If the Senate outlaws Short Term Rentals, like mine, it will be losing hundreds of millions of dollars annually in revenue from properties like mine across the State, at a time when the State and County are considering increasing the taxes on Transient Accommodations! Especially on Maui after the devastating Lahaina fires.

These funds will NEVER be replaced by the alleged increased bookings and revenue at Hotels, as the people who rent my property are families, looking for less expensive alternative places to stay, with all of the accoutrements of home.

This Bill is ill-timed and makes absolutely no sense, when the State of Hawaii and Maui County NEED additional revenue streams, especially from tourists and not from local homeowners!

This is why I strongly oppose SB 2919 and hope that it is defeated!

Mahalo for your consideration of my comments,

Sincerely,

Joe Dorsey, Owner Ma'alaea Banyans Condo Unit 410

**SB-2919**

Submitted on: 2/1/2024 7:55:31 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matt Hubner	Individual	Oppose	Written Testimony Only

Comments:

Aloha Honorable Members of the Committee,

I strongly urge that this Bill be withdrawn as it unequivocally singles out one class of citizens to be penalized by the Government. The existing law permits amortization under circumstances of extreme cause (e.g., an imminent danger is posed by a non-conforming use). There is no evidence to support an imminent danger from STVR ownership & operation. This Bill and the ones that have preceded it for over a decade only serve to make it explicit that one business model and their owners are not guaranteed their Constitutional rights. The modifications proposed by this Bill are undeniably arbitrary and capricious. Please do not proceed with this Bill as it will only draw unnecessary legal challenges. Most Counties of Hawai'i have capped the number of vacation rentals outside of resort-zoned areas. Please focus on enforcement of existing laws to ensure those not abiding by the rules are penalized versus penalizing everyone.

Mahalo for the opportunity to provide testimony.

Sincerely,

Matt Hubner

Volcano, HI



**SB-2919**

Submitted on: 2/1/2024 8:17:42 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Christine Folding	Individual	Oppose	Written Testimony Only

Comments:

Short term rental vacation homes provide an important source of income for the state in taxes and fees and play a role in strengthening the state economy. Please find more robust, creative and diverse ways to classify, tax and fee Short Term Rentals to encourage income flow to the state which can support building of new low income homes and infrastructure. Please provide creative tiers of short term rental use rather than blanketing the STR industry under homogenous codes and restrictions.

We have HOA fees over \$1100 a month, our special needs child needs resources on the mainland that the county does not provide. We need to short term rent our home while we are not there to afford staying in our home.

Limiting the scope of short term rental use and lumping it together with a stigma as a rich land owner type of classification is not realistic nor a true representation of the varied types of homeowners, and creates negative culture around an important sector and potential income source of the state economy.

Rather than increasingly restricting and limiting this globally growing sector of tourism in short term rentals, please consider long term thinking with diverse levels of regulation and taxation for different types of short term rental options to encourage economic diversity in tourism while maintaining important income sources for the county and state to support growth for local housing.

**SB-2919**

Submitted on: 2/1/2024 8:22:30 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Amanda Palmer	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

Amanda Palmer

**SB-2919**

Submitted on: 2/1/2024 8:31:21 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Robert Curran	Individual	Oppose	Written Testimony Only

Comments:

We have owned our property in Maui for over 14 years.

Our purpose for this purchase was to enjoy the island and to make it affordable, we also offer it as a rental for vacationers.

We have been paying taxes on the unit as property owners of a short-term rental and also submitting taxes collected from our tenants.

If we were not able to rent the apartment, we would no longer pay the maximum scheduled taxes for short-term rental property, but we would also not be sending the collected taxes that are received from renters on a monthly and quarterly basis.

This bill would not only cause a financial burden on us, but it would also cause less tourism and therefore less income for the local businesses.

Short-term rentals are a financial option, to the prices offered by hotels. In many cases, the difference can be tenfold or more.

I therefore am in opposition to the passage of this bill for the above reasons.

Ann and Robert Curran

To Whom It May Concern:

I would like to offer my testimony for SB 2919. However, I am forced to do so anomalously due to the stories many of us have witnessed and heard of how when a TAR host has attempted to voice their concerns they were then misinterpreted and suddenly became directly targeted by the Hawaii County Planning Department which became a threat to the livelihoods of those directly and indirectly involved.

Sadly, I know many TAR hosts or locals (*housekeepers, landscapers, and maintenance workers*) will not present their testimonies due to this very real fear so many of us have that the council that represents us does not listen (*as have been very present with Councilperson Kimball during the development of this bill – “don’t bother trying, it will just fall on deaf ears” is a common comment*) and/or the ramifications that will happen if we do speak up regarding our concerns.

I do hope that the present Council will listen to the people they represent and review the majority of opposition this Bill has generated since its conception.

Myself and most TAR owners understand the real situation and that new strategies need to be established for a better future for Hawaii and its residents.

All we ask is to work *with* us. Not *against* us.

Please do not pass this Bill, at this time, as it is. So many residents and their families will lose BOTH immediately and long term because of it and not solve the real problem.

Please take the time to listen, really listen to what we have to offer to help you solve this problem for the long term.

A win for you. A win for us. A win for all Hawaii residents is possible.

Aloha,

*One of many concerned citizens of Hawaii.*

1. This is testimony is against SB 2919
2. My TAR is in the South Kona District.
3. The income from my TAR has allowed me to maintain my property and pay taxes and establish enough supplemental income that I have been able to put money back into the local community including providing income to multiple service providers (*housekeepers, landscapers, maintenance workers etc*), so they and their families may continue to live and grow up here in Hawaii.

After speaking with my workers about how SB 2919 will significantly reduce or **eliminate TARs to make more housing available** for them... which also **means eliminating their jobs** as housekeepers, landscapers, and maintenance workers.... **they are very scared!**

SB 2919 approach that is presented in an attempt to solve a problem, will instead, create many more problems in its wake. Sadly, many locals are unaware this will happen to them and/or they are scared to speak up to the Council about how this Bill directly hurts them much, much more than helps them.

4. This approach will generate more unemployment...
  - *Creating any situation that reduces TARs or require TARs to convert to LTR will immediately eliminate 1000's of local jobs (housekeepers, landscapers, and maintenance, property caretakers etc) that locals and their families depend on to survive here. Without these jobs these people will lack the ability to afford to live here and ultimately be forced to leave the island, as so many have already.*
5. This approach is attempting to force LTR prices to be reduced...
  - *which, research will show that prices will not reduce or be reduced enough to make any significant or insignificant difference to the current situation.*
6. This approach is attempting to increase the number of long-term rentals...
  - *I know I am not alone when I say a majority of us will **NOT convert from TAR to LTR**. We would rather keep our units vacant and establish other sources of income than shift to LTRs. **The list of risks including financial is just too great with LTRs here in Hawaii due to current Tenant/Landlord laws.***

**THE REASONING:**

- Originally, I had LTR. I did not want to deal with the complexities of TAR. However, after the continual negative experiences of having LTR dominating and the ongoing real threat of non-paying tenants taking advantage of the ease of leveraging Squatter Rights here in Hawaii, and tenants not respecting other basic county laws i.e sound ordinances, health, safety, occupancy numbers, and the difficulty we as Landlords face trying to enforce these due to current tenant rights... I converted over to TAR.

- Having LTRs I not only lost income, but I also still had to pay the utilities consumed by the non-paying tenants while waiting to move through the long legal and costly eviction processes. In the end I was unable to recoup any of the lost income and utility costs consumed by this financial resource. A LTR is a significant financial burden that most will not return to until the tenant/landlord laws are drastically changed.

*NOTE: Additional risks of LTR and why most will not convert their TARs and will choose vacancy instead:*

- i. From first-hand experience, the chances and risks are very high for renting to local long-term tenants who does not choose to have a standard of living that motivates them to care for their environment, follow health and safety codes, maintain construction to code nor respect the current quiet hours.
- ii. With LTR tenants I had more issues with tenants hosting unapproved parties with other local families and friends not honoring the 10pm quiet hours and disturbing neighbors. When forced to involve the police to manage the tenant. In retaliation, the tenant compromised both health, safety, and construction codes that due to current tenant laws made it almost impossible for me as a landlord to enforce until after the eviction which took many, many months to achieve.
- iii. Long-term tenants exceed, without approval, the agreed or legal number of occupants by bringing friends and/or family to live with them and compromising both health and safety codes.

The bottom line due to current tenant rights the chances of having tenants that will violate basic renter standards are too high and the ability to enforce any health and safety codes and avoid property damage or neglect is very, very difficult.

For most of us who have additional units, the risks of maintaining LTR are too high and converting is not a viable option. If forced out of TAR business these units will remain vacant, and will only produce a greater loss for everyone.

The majority of the solutions presented needs to be revisited and other options considered and presented. As currently presented it will not solve the problem. Instead, it will generate more problems in both the short and long term for both the local people it was intending to help and the long-term sustainability of the economy of Hawaii.

Thank you for your time and for considering the considerable amount of negative ramifications this Bill will present both immediately and over the long term to those it is attempting to help.

Sincerely,

*A concerned citizen of Hawaii.*

**SB-2919**

Submitted on: 2/1/2024 8:35:15 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Athena Roebuck	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to*

*pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Athena Roebuck*



**SB-2919**

Submitted on: 2/1/2024 8:39:39 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
M. Llanes	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

MeleLani Llanes

Makakilo, Oahu

**SB-2919**

Submitted on: 2/1/2024 8:43:04 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maria Heh	Individual	Oppose	Written Testimony Only

Comments:

This extremely flawed Bill and will cause more confusion that it will solve. Why don't you lawmakers focus on the 34,000 Vacant Homes on Oahu instead of the 1% STR's?

Yes Maui has an extremely high number of STR's of 14,000 as opposed to say Oahu's 2750, but laying this Bill on the Counties gives up the State's right to regulate to the county level and that's a bad idea. The Governor just stated that the STR's on Maui have responded to the need to house the Lahaina homeless so this convoluted bill should be trashed.

Aloha, my name is Karen Dorsey and I own a Fee Simple condominium on Maui. My husband and I are long time (30 plus years) visitors to Hawaii and fifteen years ago we decided to purchase our condo. We stay there annually for 3-4 weeks. In between our stays we have listed our condo on the VRBO and Airbnb platforms, to generate income to offset the Maui County property taxes, the condo's monthly AOA assessments, our mortgage and insurance payments. We plan to retire to Maui in a few years!

We pay a higher Property Tax assessment, as we are registered with the Maui County Tax Assessor's Department as Transient Accommodations. We are also registered with the Hawaii State Department of Taxation and submit a monthly General Excise and Transient Accommodation tax payments.

The condo is approved by the AOA's Board of Directors for transient accommodations.

If the Senate outlaws Short Term Rentals, like mine, it will be losing hundreds of millions of dollars annually in revenue from properties like mine across the State, at a time when the State and County are considering increasing the taxes on Transient Accommodations! Especially on Maui after the devastating Lahaina fires.

These funds will NEVER be replaced by the alleged increased bookings and revenue at hotels, as the people who rent my property are families, looking for less expensive alternative places to stay, with all of the accoutrements of home.

This Bill is ill-timed and makes absolutely no sense, when the State of Hawaii and Maui County NEED additional revenue streams, especially from tourists and not from local homeowners!

This is why I strongly oppose SB 2919 and hope that it is defeated!

Mahalo for your consideration of my comments,

Sincerely,

Karen Dorsey, Owner Ma'alaea Banyans Condo Unit 409

**SB-2919**

Submitted on: 2/1/2024 8:52:17 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Agnes Repasi	Individual	Oppose	Written Testimony Only

Comments:

To whom it may concern,

I OPPOSE bill SB2919! By being able to run this small family business of a short term rental we are able to support our kids. If they take this away from us for one reason or another, we will have to file for unemployment both me and my husband. Other reasons why this bill should not be in effect is that the east side of the island is the most beautiful Place and visitors from all over the world love to come and stay in our small family owned businesses. They know that they are supporting locals And they stay with us versus big corporations. This way they can learn more about our land and our people.

We are begging you to let us be. We pay our bills and tax regularly.

Mahalo for listening!

**SB-2919**

Submitted on: 2/1/2024 8:53:16 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Nanea Lo	Individual	Support	Written Testimony Only

Comments:

Hello Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

me ke aloha ‘āina,

Nanea Lo

**SB-2919**

Submitted on: 2/1/2024 8:59:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gretchen Losano	Individual	Support	Written Testimony Only

Comments:

Please support 2919! This is so incredibly important for west Maui especiallyt now after the fire, but moving forwards as we try to rebuild our community. Mahalo for your support

Gretchen Losano

Lahaina, Maui

**SB-2919**

Submitted on: 2/1/2024 9:03:25 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Allison Daniel	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Allison Daniel*



**SB-2919**

Submitted on: 2/1/2024 9:07:59 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
joeand joni	Individual	Oppose	Written Testimony Only

Comments:

We are opposing SB222919 for the following reasons:

We have rentals scheduled for all of 2024 and into 2025

To cancel these rentals would create a significant financial hardship. So much so that we would probably have to sell our precious home. Returning upcoming guest funds that have been collected to guests is not financially possible for us. Additionally, the ill will of our scheduled guests that this action would create would be atrocious. Not to mention that our 5 star, outstanding reputation with our 3rd party on line scheduling system would be ruined. They would also charge us fees for all the cancellations. In addition to all this, we do have a mortgage, HOA dues and insurance to pay on the condo. Please do not let this bill pass!

**SB-2919**

Submitted on: 2/1/2024 9:08:51 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Arika Hultquist	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the*

*suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Arika Hultquist*

**SB-2919**

Submitted on: 2/1/2024 9:10:39 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John An	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919, as this bill seems to be a myriad of different issues merged into one bill. The one thing that is clear from this bill is -- do everything to insulate hotels and timeshares, while legislating away all legally existing uses of short-term rental properties without even a semblance of due process.

There are so many different issues raised in this bill, but I will focus on one issue -- the very obvious consequence of the provision that only hosted rentals will be permitted, and no new unhosted rentals will be allowed.

The cleaners/maintenance people/managers who provide services to short-term rental properties are the residents who are currently making better than mere living wages so that they are priced INTO paradise. I recall watching the crowd of unionized hotel workers striking for long periods of time to get small concessions from the hotels industry. I recall the mass of hotel workers demanding that one job should be enough to support a family, yet most had to hold down 2-3 jobs just to make ends meet. By only permitted hosted rentals, a whole sector of the the livable wage job force will be eliminated, and more residents will be PRICED OUT OF PARADISE as a result of this bill.

Additionally, legislating that no new unhosted rentals are allowed implies that when legally operating properties that have been paying taxes and meeting all requirements is sold, then it can no longer operate unhosted. This would not only DRASTICALLY reduce the tax revenue for the County and State, but also is devaluing the property by taking away a legally permitted use without any due process or just compensation.

I oppose SB2919 and the slew of bills introduced last week have a clear goal of legislating hotels as winners, but many of the very obvious consequences of these bills need to be thought through. Please solicit input from people who are knowledgeable about the short-term rental industry, so that fair and sensible regulations can be achieved.

**SB-2919**

Submitted on: 2/1/2024 9:15:05 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Bob Hansen	Individual	Oppose	Written Testimony Only

Comments:

Please stop impinging on our property rights. A free economy is what our country was founded on. STOP

**SB-2919**

Submitted on: 2/1/2024 9:34:45 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Rachelle Yongvanich	Individual	Oppose	Written Testimony Only

Comments:

As person who loves Hawai'i, lived in Hawai'i and has family in Hawai'i I know this bill will be a detriment for the public. People should be able to choose short term rentals and not only hotels. Short term rentals also provide jobs for locals. I am against this measure. The government is responsible for providing housing and should create some not take away from others. Do your job you have the money and the land.

February 1, 2024

Dear Chair Keohokalole, Chair DeCoite, Chair Wakai, and members of the Senate Committees on Commerce and Consumer Protection; Energy, Economic Development, and Tourism; and Public Safety and Intergovernmental and Military Affairs,

On behalf of Expedia Group, a family of brands that includes Expedia.com, Hotels.com, and short-term rental leader Vrbo, I am writing to oppose SB 2919. This complex legislation has numerous and sometimes conflicting obligations, making implementation and compliance nearly impossible.

Hawai'i counties each have their own unique regulatory standards and obligations for transient vacation rentals (TVRs), like limiting rentals to specific zones or requiring a registration or non-conforming use certificate (NUC). SB 2919's state-controlled registry of TVRs would therefore have to:

- 1) omit TVRs already regulated by the counties—leaving a very small universe of rentals,
- 2) incorporate existing county regulations, which could take years to build out and require ongoing coordination between state and county licensing regimes, or
- 3) supersede county autonomy, imposing new statewide regulations while preempting longstanding local laws.

This legislation could also severely restrict traditional vacation rentals, jeopardizing hundreds of millions of dollars in state and county Transient Accommodations Tax (TAT), General Excise Tax (GET), and real property tax revenue. Byzantine restrictions could also trigger costly and lengthy legal action by property owners, and [drive rental activity onto unregulated websites](#), limiting oversight.

Expedia Group supports balanced regulation and management of the vacation rental industry and has worked with municipalities around the world to craft, enact, and enforce laws to regulate vacation rentals. We have entered voluntary agreements with three counties in Hawai'i—Kaua'i, Maui, and Honolulu—to support compliance with county laws and regulations, share information, and foster collaboration between Expedia Group and county governments.



We have years of experience collaborating with governments and welcome the opportunity to work with you and the counties to craft balanced and enforceable legislation to further regulate short-term rentals in Hawai'i.

Thank you for the opportunity to provide comments. We strongly urge you to oppose this bill.

Mahalo,  
Mackenzie Chase





**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:21:37 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jael Esther Simonson Tunick	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

As a born and raised Maui girl with generations of kūpuna ties to the island, it deeply pains me to see Valley Isle residents in such dire circumstances. My whole life growing up, us kanaka and locals were always made to feel like we were less important than tourists, and if you do not pass legislation to secure the future of Maui residents, you are only continuing to prove that legacy.

I do not need to tell any one of you that, prior to the tragedy in Lahaina and Kula last year, Maui has had a housing crisis for the past 2 decades, and recent events have only heightened the urgency to a **countywide emergency**. When I graduated high school nearly 20 years ago, I did so knowing the chances of my being able to continue living on Maui as an adult were slim to none.

The scarcity of gainful employment on Maui is only succeeded by the **utter absence** of a housing market on the island that is **under an average of \$1.1M**. As it stands, I am a soon to be 37 year old kanaka wahine, with an annual salary far above the average for the state of Hawaii, and I will never **EVER** be able to own a house on my home island **in my lifetime**. If I have zero hope, what hope do those with worse off circumstances than myself have?

In addition to supporting the bill, I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where **25%** of housing units are listed as short-term rentals, percentages soar to **41.8%** to the south and **87%** to the north, signaling a ***housing emergency*** on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a **critical step** in providing stability and security to those who have already endured significant challenges. I urge the legislature to **pass SB2919** with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo piha for your attention and commitment to the well-being of our community.

Aloha nō,

Jael Esther Kealiʻiwahineouʻilaniāʻopio Simonson Tunick

Kamehameha Schools Kapālama Alumnus, class of 2005 with Honors

Born in Wailuku, raised in Kula and Happy Valley, Maui. Attended Wailuku Union Pre-School, Waiheʻe Elementary, and Iao Intermediate.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:04:26 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Monique L LeBlanc	Individual	Support	Written Testimony Only

Comments:

We need housing for our island residents. People First

**LATE**

**SB-2919**

Submitted on: 2/1/2024 9:35:06 AM  
Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Emma Stierhoff	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Sincerely,

Emma Stierhoff

**LATE**

Dear Sirs..

I strongly suggest that this bill not pass due to the fact that it will destroy tourism in the state of Hawaii. A strong percentage of tourists do not enjoy staying in hotels. They wish to stay in a place that feels like Their own home. Short term rentals also helps the local economy by hiring local workers to do either Repairs, cleaning or maintenance on the properties. Not only that, short term rentals bring in A large amount of tax money to the state of Hawaii.. Whether it be property taxes or GET AND TAT Taxes. Removing short term rentals will cause a BIG impact on tourism to the state of Hawaii.. Other states such As New York have already witnessed a decline in tourism due to their opposition against short term Rentals. Hawaii is tourism based, if tourism is pushed away, the state of Hawaii will for sure feel the Impact.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 9:44:29 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Albert Morgan	Individual	Oppose	Written Testimony Only

Comments:

I'm a native hawaiian. I have ancestral land passed down from my grandmother. It's been in the family since 1934. The property is a legal vacation rental on Kauai. If I was not permitted to continue this activity, I would no doubt be forced to sell it. The property taxes in the area are astronomical! I'm trying to hold on to the property to pass it on. Thank you.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 9:53:35 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Faith Cummins	Individual	Oppose	Written Testimony Only

Comments:

Aloha, I am a partner in a local vacation and long term rental company. I am also a displaced Lahaina resident. I do not believe that to ban all short term rentals is the answer to this much larger issue at hand. If we stop the STR on the west side all of the residence that work in this industry will be affected. If you think that owners from the mainland will just open up their homes to strangers at a loss to them then you are not educating yourselves. Then we will have more empty homes and no jobs for our community. We employed 80 employees before the fire. We also worked with FEMA and was able to have 96 owners convert to long term. We were able to bring back to work 10 employees this month, we now have 60 of our staff working. FEMA closed the request to have owners give their properties over a week ago for long term. We had a number of owners that wanted to convert but were told no, they had enough? So if they are not taking more STR why are you asking to shut down this industry and feeds, clothes and pays the bills for a large number of Lahaina residents? The issues are that there are NO rental regulations for the amount that a landlord can charge. This is the problem, we need RENT CONTROL, not kill a industry that feeds our community. If we loose the STR industry on the west side we will again have to lay off our staff , stop using all of our housekeepers, maintenance workers. We need to also have laws changed so that people can put tiny homes, ohana homes, and add to their homes so that there is more housing. If you need more housing then we need to open more with FEMA.Keep jobs in our community, do not make it so that our staff have to work on other parts of the island.

Much Aloha, Faith Cummins



**LATE**

**SB-2919**

Submitted on: 2/1/2024 9:54:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Martine Aceves-Foster	Individual	Oppose	Written Testimony Only

Comments:

Good afternoon, Chair and Committee Members:

Thank you for allowing me to speak on SB 2919.

My name is Martine Aceves-Foster and I oppose SB 2919.

I raised my children here in Hawaii, taught for 26 years in the UH system, and my former husband and I bought our home here in Hawaii. After the divorce, I chose to stay in the home I love, amongst my good neighbors and dear friends.

This is the home where my sons stay when they visit me, and that's the reason I rent short-term. I want my sons to be able to come home. That's important to me.

Since my sons grew up and moved to the mainland, I rent mostly short term one of the extra bedrooms my sons used to occupy. Many of my guests have been students, nurses, medical interns on rotation, residents in transition, and former Hawaii residents returning to visit family and friends. I've enjoyed providing a home for my guests, getting to know them and, in the process, found it more manageable to pay the mortgage and utility bills.

As a single divorced retiree on a fixed income, I see SB 2919 as a blunt tool.

Hawaii's housing problem will not be solved by forcing some homeowners to give up their homes in order for others to have them. And who's to say the buyers will be locals in need of housing?

I would like to see a bill that allows individuals and couples who reside in their home to supplement their income by renting a room or two in their own home.

Please, vote against SB 2919. Please, create legislation that helps all of Hawaii's residents thrive *in* Hawaii.

Mahalo.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 9:56:09 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kim DeVillers Orszag	Individual	Oppose	Written Testimony Only

Comments:

I disagree with this bill to limit unhosted short-term rentals and allowing countries to phase out existing short term rentals. This would great affect countless jobs and tourism to Maui.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:03:45 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David Seymour	Individual	Oppose	Written Testimony Only

Comments:

We are owners of one condominium in the Resort District which we purchased to enjoy many months a year of retirement in "Paradise". However, due to the increasing dues in the HOA, we found we must rent short term to cover the costs while we are not there. Then, because we now rent, the property taxes are much higher which again requires us to rent to cover those increased costs, so it is a bit of a vicious circle in that because we rent we have higher costs requiring us to rent, which is okay, However, threatening to take away our ability to rent short term will also take away our ability to enjoy beautiful months in Hawaii where we can be peaceful and re-energize our souls and be part-time Hawaii citizens helping preserve the culture because that's what makes Hawaii unique -- the culture.. At a minimum, if there is issue with the STR, which our information is that Oahu has the least number and not a problem as long as the illegal ones are monitored and weeded out, then at least draw a carve-out exception for owners of one unit as having only one is evidence that it is not rented for commercial purposes, but personal.

Thank you.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:06:47 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Kribel	Individual	Oppose	Written Testimony Only

Comments:

I am against SB2919. Why is Hawaii always trying to shut down small businesses and side with big corporations. This bill will eliminate much needed income from the people who really need it. It will also eliminate many support jobs. This is government over reach.

please NO on SB2919

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:09:49 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nicole L Linke	Individual	Oppose	Written Testimony Only

Comments:

Providing the counties with full authority to phase-out the 2,750 short-term rentals on Oahu we will be witnessing a grand overreach of power. It is one more step to create more chaos with the short-term rental industry and in the hopes to pass laws that favor of the hotels.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:10:00 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joe Leone	Individual	Comments	Written Testimony Only

Comments:

Aloha, My Family and myself use our condo quite often. More than 5 times per year. Our unit is not available .

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:27:15 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gina Corella	Individual	Oppose	Written Testimony Only

Comments:

I do not support any changes to how the state is currently handling vacation rentals. The Lahaina fires were an immense tragedy but I do not feel that villainizing vacation rental owners is the appropriate approach. A "Robbin Hood" strategy does not seem well thought through at all. Have you given any thought to how many people would be affected if you tried to eliminate an entire industry? Property owners would definitely be affected which seems to be the only aspect that has been taken into account. But, it goes much further than that....Many local and kamaaina would either be out of work or very negatively impacted. People who work for property management companies, house cleaners, handymen and maintenance staff, laundry service...etc would all be affected if the vacation rental sector was eliminated. You would be trading one problem for another.

Property taxes for vacation rentals have increased exponentially over the past couple of years. Giving someone a tax free pass for 18 months who converts from short term to long term rental is a multi million dollar loss in taxes. How is that recouped?

Attacking an entire sector to benefit another does not seem like the appropriate approach to me, Please take this into consideration.

Thank you for your time,

Gina Corella

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:29:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Leslie Nakajima	Individual	Oppose	Written Testimony Only

Comments:

I don't think this bill is a good idea. These issues have already been addressed and settled in a satisfactory manner and legal STRs permitted under resort zoning. The clear agenda behind this seems to be to find yet another pathway for the hotel lobby and legislators with international hotel chains as their priority, to override the agreed permits and attempt to shut down all STRs. As someone who lives in my unit and rents sometimes it's unfair and I also support the current law and the rights of my neighbours to legally rent their units while not on island. Mahalo for your time.



**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:42:17 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
David K Hall	Individual	Support	Written Testimony Only

Comments:

"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:43:25 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lori	Individual	Support	Written Testimony Only

Comments:

I'm a family of 6 and I'm being told that if I don't accept to places FEMA offers for housing me and my family are going to be kicked out of the hotel. I've already said and told multiple times I'm not leaving Lahaina. They want to make me and my family live on the other side of the island when I have 2 kids about to graduate and my other half who works 2 jobs on the Lahaina side. I just received a call to leave the island again. Plus the housing from what I've been told with assistance is only temporary and I still would have to find my own place again. Need a house for me and my family that is also affordable. Cause everywhere I look just to stay on the west side is being ridiculous with the rent price. We need more housing and not have the fear of being kicked out again or dealing with bogus high rent demands. Because of my family size it's even harder to find cause no body like have that many in there rental place. We need more homes opened to the families who lost and be placed in. STOP with the GREED FOR MONEY and just help the locals where we belong and NOT BEING PUSHED OUT

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:57:14 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jessica Kuzmier	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.



**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:41:58 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randy McIntyre	Individual	Comments	Written Testimony Only

Comments:

I have two questions.

1. Line 14 states Host must be on premise during the duration of the guest stay. We have a licensed property manager on island. Is that acceptable? We have our AOAO on premises. Is that considered acceptable?

2. Our complex has been a Vacation Rental complex near the water since 1983. Is there consideration for zoning?

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:51:47 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Josh McKim	Individual	Oppose	Written Testimony Only

Comments:

I reside on the island of Maui full time with my four children and my mother grew up on Oahu and the Big Island. 100% of our income is derived from vacation rentals. We own, manage, and clean vacation rentals. We employ about 10 cleaners full time. They are paid \$35 per hour and also receive health insurance. Every week we employ plumbers, electricians, handymen, and other trades.

All properties that we are involved with follow all state and county rules. They are allowed to be operated as short term rentals and we therefore pay higher property taxes as well as a significant amount of GE, TA, and MTAT taxes.

Each property that we own has a mortgage. We have properties with interest rates at 8%. Our mortgage payments are higher than what long term rents cover. That is before factoring in utilities, association fees, repairs, and maintenance.

If this bill was to pass and unhosted short-term rentals were to be phased out our entire business would be destroyed. Not only would it effect me and my four children, but also everybody else that we employ.

It makes much more sense to leave the existing caps in place and utilize some of the taxes generated to help subsidize affordable housing. This avoids destroying the finances of existing residents while also addressing the needs of residents for affordable housing.

Thank you for your consideration.

Josh McKim

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:54:15 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michelle Yao	Individual	Oppose	Written Testimony Only

Comments:

I oppose this bill. It seeks to eliminate all legal law abiding vacation rentals and does nothing to address the enforcement of current county law to crack down on the illegal ones. Each county has its own regulations and you need to focus on making sure each county is allocating its resoruces to enforce their own regulations.

The only outcome of this bill is for hotels and their mainland owners of megal hotels to eliminate competition. This is not fair, and cannot believe it is happening in America.



**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:57:42 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jay Summers	Individual	Oppose	Written Testimony Only

Comments:

Speaking from my perspective as a local property manager and business owner, I find myself strongly opposed to Bill SB2919 . If passed, this legislation will have far-reaching consequences that extend beyond the simple parameters of business operations. It will impact the livelihoods of thousands of STR operators, including maintenance personnel, cleaners, and managers like myself, who depend on this source of income to provide for their needs and those of their families.

The economic implications of this bill could be even more severe, potentially leading to job losses on a wider scale. Thousands of individuals who are currently employed in related sectors may find themselves without a source of income, which would undeniably have a devastating impact on our local economy and community.

There seems to be a prevalent misunderstanding regarding the concept of short-term rentals in our community. The current zoning regulations have considerably reduced the number of buildings that are permitted to engage in short-term rental operations. These buildings predominantly operate as small studios, with many being less than 300 square feet. Some of these studios are equipped with mini fridges, while others only have a small kitchenette. Such living arrangements are absolutely not feasible for families or for individuals seeking long-term accommodation.

On the island of Oahu, excluding what is referred to as "hotel units", there are only 2,750 short-term rentals available. It's essential to understand that phasing out these short-term rentals will not improve Hawaii's housing situation, nor will it contribute positively to the island's economy. The only entities that will benefit from this are mainland corporations, such as the hotel operator continuously building properties which the state permits, instead of more affordable housing with less restrictions and lower income qualifications. These corporations have firmly established their presence in our region. Reducing local rentals will only strengthen their dominance. We need to urge the state to support locals - the local operators, and the local homeowners who have been here for generations. The prosperity of our families depends on this.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:16:34 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Aimee Agnew	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919. Counties should not have the authority to rezone a property.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:17:36 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jason Agnew	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919. Counties should not have the authority to rezone a property.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:18:24 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Sharon Moss	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919. Counties should not have the authority to rezone a property.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:19:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Randall Moss	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919. Counties should not have the authority to rezone a property.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:27:31 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Virginia Dudden	Individual	Oppose	Written Testimony Only

Comments:

Please vote against SB2919. If this bill progresses, it will impact our retirement jobs negatively. My husbands and I rely upon the income from our rental and cleaning to help us pay our bills. Inflation and Covid have servely raised the cost of living for all of us but especially those of us on social security. Don't make life even more difficult. Vote against SB2919

Thank you for your consideration.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:35:52 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chris Arreguin	Individual	Oppose	Written Testimony Only

Comments:

Thank you so much for reviewing my testimony and that of other concerned citizens as you consider SB2919. My wife and I live on Kauai with our two young daughters. We have 5 legal and licensed TVR (short term vacation rentals). We live in one of the units and rent out the remaining 4 to respectful guests who we help introduce to the community and local small businesses. They bring economic resources into the community that many depend on and leave with an understanding of pono and respect for the land, history, culture and people.

There are about 200 licensed TVR rentals on the island of Kauai and we're so proud to live in and operate as a family business. Removing licensed TVRs in Kauai would not only hurt tax revenue that we pay to the county and state, it would take away revenue from local businesses and employees that rely on this tourism revenue.. and it would mean my family and I would not be able to afford our home as this is our family business. While I understand that future short term vacation rentals are always a consideration please do not change the current legal and licensed TVR program in Kauai as this would be financially devastating for my family and we would lose our home. Thank you for reading and have a great week

**LATE**

**SB-2919**

Submitted on: 2/1/2024 11:59:21 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
G Rand	Individual	Oppose	Written Testimony Only

Comments:

To our Governmental Representatives,

We asked you to please oppose this bill as it will not serve our community needs as the American Hotel Association's biased propaganda tends to lead us to believe. As a property manager here in the Islands, for 45 years, and other property managers know that this will only marginally affect our housing issues, and instead only serves to provide favorable optics for the anti-STR opponents. It divides our communities, causes which hunts, creates otherwise, paying taxpayers to go underground, reduces our tax reserves, etc. We've watched this fight go on for 35 years, and there is better solutions!.



**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:12:34 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Selby	Individual	Oppose	Written Testimony Only

Comments:

Many state residents use short term rentals on their property to augment their income, or in our case, to help pay our mortgage. Without the ability offer our house to visitors we would have to sell both our house and our property. We are middle middle class and the ability to rent our house as a short term rental makes it possible for us the stay in Hawaii. Please don't succumb to the Hotel interests and force us out of the state!

-Mike Selby

**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:12:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gildas Cheung	Individual	Oppose	Written Testimony Only

Comments:

Aloha. I am oppose SB2919 because on most islands STRs are already heavily regulated. In Oahu where I am from, there are already a few bills and oridinces that the city is already having a hard time to enforce. This also have an adverse impact on the thousands of families who depends on income to make ends meet. Also there has been numbers out of Oahu where shutdown of STR results in vacant homes, not returning supplies to local inventory.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:19:02 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Steve Dielman	Individual	Oppose	Written Testimony Only

Comments:

Short term rentals are a significant benefit to the residents of Hawaii, the county of Maui and the State of Hawaii.

1. Short term rentals support employment in a complete sort term rental economic industry, providing jobs, salaries, and benefits for the residents of Hawaii. There exists a complete economic system providing jobs to cleaners, maintenance people, rental agencies, real estate offices, travel and activity related personnel, local restaurants, and shops. As well as supporting existing complex infrastructure of management, home owners associations, gardeners.... Without short term rentals, unemployment would rise and more native residents would be force to move out of Hawaii to find employment. This would likely increase the burden on the state: increasing unemployment, increasing homeless, and reducing Hawaii tax base.
2. Short term rental provide tourism for those that cannot spend high rental prices at large chain resorts. This provides employment and income to local food stores, restaurants, shops, and tourist activities (fishing, surfing, diving, boating, sightseeing...).
3. Short term rentals provide additional income to the county and state for transient accommodations, general excise, Maui County transient accommodations tax. Hawaii receives 17.25% for all short-term rental revenue.
4. Many owners of short-term rentals need to rent in order to pay Hawaii property taxes, HOA fees, remodel and update their property (remodel, refurnish...). These owners would need to sell their units. This would reduce real estate prices, reduce Hawaiian tax base, increase unemployment, and reduce tourism as less people could afford to stay in Hawaii.
5. Short-term rental owners give back and volunteer to support Hawaiian locals. A percentage of our rental income goes to support "Feed my Sheep". We have also volunteered with Feed my Sheep food distribution. We have volunteered and served with food distribution at Lahaina Gateway for fire victims. Volunteered at community "free store" for fire victims.

The above are a few of the benefits of short-term rentals to the Hawaiian residents, county and state. Short-term rentals provide employment, additional taxes, and support a complete ecosystem of benefits. Any change or reduction in short-term rental policy would inflict adversity on the local residence, counties, and State of Hawaii. Hawaii's number one industry is tourism, including real estate, leasing, service, labor, and taxes. Short-term rentals provide significant support for all.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:46:22 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gretchen Murray	Individual	Oppose	Written Testimony Only

Comments:

I have had a short term rental business since 2017. From then until now I have complied fully with state and county business regulations. I believe this bill is an effort to do away with short term rentals and is misguided in hoping to serve the State and County by doing so. Legitimate businesses will close, taking revenue with them and eliminating service jobs as well.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:50:05 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jeffrey Likes	Individual	Oppose	Written Testimony Only

Comments:

I was appalled after reading the contents of SB2919. Unfortunately, once again, we have an example of oppressive legislation as a solution where there is no problem.. Having another layer of governmental oversight and regulation on the short term rental economy is needless, punitive, and smacks of the way the uni-party (democrats) in this state seeks to control and subvert commerce. I urge each legislator that when it comes time to voting on this terrible piece of legislation to not only vote ‘no’, but to vow that nothing like this ever sees the light of day again. For those of you who embrace communism and Marxism, here’s an economic lesson: the individual freedoms guaranteed to the citizens of the United States. allow us to engage in a free market capitalist economy and to move our resources to where’s there a need or demand.

The role of government is to GET OUT OF THE WAY.

If this ends up becoming “law”, we will have no choice but to divest ourselves of ALL investments in Hawaii and not consider ever spending or investing here until the party in power is replaced with good, freedom loving legislators who embrace a pared down state government.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 12:57:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
William Franklin Cofer	Individual	Oppose	Written Testimony Only

Comments:

I am opposed to this bill. As an owner who has invested in Maui, it seems that the rules are being changed and my investment is being invalidated. My family and the tenants to whom we have rented have contributed much to the economy, which might be lost. Thank you.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:13:36 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ken Sim	Individual	Oppose	Written Testimony Only

Comments:

STR have had 10 years of legislative changes to laws and regulations, both state and county. This Bill proposes sweeping and massive changes. Please stop this Bill. Please stop the never ending assault on law abiding STR citizens.





**SB-2919**

Submitted on: 2/1/2024 1:17:39 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kathleen Costello	Individual	Oppose	Written Testimony Only

Comments:

Aloha and Good morning: I oppose SB2919. It is confusing and restrictive. I have owned a condo on Maui since 2000. My home is a licensed vacation rental, and I have always paid ALL taxes throughout those years and supported the economy of lovely West Maui in any way I could. I have also rented to long term tenants besides vacationers, both to supplement the expense of my home. When I purchased my home, it was with the intention to visit lovely Maui when time away from work and repsonsibilites permitted me to do so. My brother who is now deceased, lived on Maui for over forty years and raised his three boys there. Purchasing gave me an oppotunity to spend time with family. It was also my intention to spend additional time there in retirement and enjoy my home away from home on a longer term basis. I have great compassion for those who were displaced and lost everything during the devastating fires, and I have several friends who were displaced. I have contributed to charitable causes and volunteered when I could. This proposed bill is unfair to those of us who may not live there full time, but consider Maui home. I am now in my 70ies with health limitations. Do you think it is fair to restrict the time I am allowed to spend there with uncertain health? Or penalize me because I don't want to long term it due to the reason just mentioned? I suggest that it seems more prudent to address the ILLEGAL TVR's who care nothing about contributing to the Maui community and economy and have no sense of what "Ohana" means to people like me. The lack of affordable housing and serious infrastructure issues for Maui's residants should have been addressed long before the fires. Don't take it our on people like myself. Its seems completely unethical. Mahalo. Kathleen Costello

**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:22:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
James Cherry	Individual	Oppose	Written Testimony Only

Comments:

Oppose SB 2919

I have been the owner of a non-conforming use vacation rental since 2005. I have always complied with local Kauai requirements regarding our rental, including paying a large annual fee to the county. If SB 2919 is passed and our rental can no longer be rented to transient vacation guests the retirement income of my wife and I will be severely impacted. The grandfathered-in clause in our legislature is meant to protect the constitutional rights of the owner by preventing him or her from being deprived of the viable economic use of their property. SB 2919 if enacted would do just the opposite of the intended tenets of the Grandfather Clause.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:23:54 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Reid H. Bowman	Individual	Oppose	Written Testimony Only

Comments:

**Opposed to SB2919**

We have a one-bedroom, two-bathroom unit in Maui Kameola at 2777 S. Kihei Road Unit J117. We purchased this unit in August 2022. This unit was purchased as an essential component of our retirement income. Therefore, any legislation that would restrict our ability to continue to rent our short-term rental unit my wife and I oppose. SB2919 appears to be aimed at restricting short term rental which we oppose.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:27:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Juliana Cherry	Individual	Oppose	Written Testimony Only

Comments:

Oppose SB 2919

I oppose SB 2919 because it could have a grave impact on my life. It seems that the proposed legislation SB 2919 has picked up last year's HB 84. We understand that there are people not following the rules already set forth for short-term rentals, and we support enforcement of the rules. However, the following provision is excessive and seems to go against the historical practices of "grandfathering" in non-conforming uses.

***Notwithstanding any provision in this section to the contrary, a county may adopt zoning ordinances and regulations that provide for the amortization, or phasing out over a reasonable period of time, of land uses or structures that were established after the effective date of the first comprehensive zoning ordinance adopted by that county.***

We have a vacation rental with a legal non-conforming use permit and we live on the property in our ADU apartment. My husband and I have lived in Kauai on this property for over a dozen years and we are retired in our mid/late 70s. We cannot live on Social Security alone. The income from the vacation rental is necessary. We have planned and arranged our lives counting on the fact that we are operating under the guidelines set forth by the county and state. We know there are many people, younger and older than us, who live on Kauai and have similar situations where they count on income from short-term rentals. This bill would be a huge impact on ourselves and many others.

The other aspect of the situation is that many visitors prefer to have more of a local experience rather than staying in a hotel or resort. We have hosted many multi-generational families who are happy to spend the day exploring our island of Kauai and then be able to return to a comfortable "home away from home" where they can prepare a meal and play games together or watch TV. And yes, this is a more affordable option for a family of 5-8 people. Is the state of Hawaii trying to discourage the common man, the little people, from being able to travel to and enjoy our blessed islands?

We hope that the state and counties can honor the arrangement made through the process of "grandfathering in" many vacation rentals and not cut off a flow of money much needed by residents of the Hawaiian islands. Plus the fact that the short-term rentals are a source of revenue via GE & TAT taxes and state income tax. We urge you to vote NO on SB 2919.



**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:29:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
KATHLEEN M PAYNE	Individual	Oppose	Written Testimony Only

Comments:

Dear Legislature:

Please oppose SB2919 to put restrictions on short term rentals. I am a new owner of a condominium in Maalaea, Maui. I own a small certified woman-owned pest control business in California and have worked my entire life to obtain my dream condominium on the island of Maui, as well as my home in California. I was born in Honolulu at Tripler Army Hospital, my father served in the US Navy for 30 years and was relocated to San Diego back in the 60's. In order for me to finally frequent my home state of Hawaii, the short-term rental affords me a way to do this, helping me to pay the mortgage, leasehold, HOA fees, taxes, and maintenance. I am not in this to make a lot of income; I reasonably price the rental of my condominium so that others may enjoy the beauty and peace that comes from islands; as well as fuel the economy through tourism dollars. Thank you for your time and consideration.

Kathleen Payne

Payne Pest Management Inc.

**SB-2919**

Submitted on: 2/1/2024 1:42:52 PM

Testimony for CPN on 2/2/2024 9:35:00 AM



Submitted By	Organization	Testifier Position	Testify
Ann Williams	Individual	Support	Written Testimony Only

Comments:

*"Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member and resident of Lahaina to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*The short term rental housing should have been managed better decades ago, and now it is absolutely out of control. Tourists have taken over every inch of our community. We can't go out to dinner anymore, (we have not been able to go out to dinner for years in Lahaina without a reservation two months in advance), we can't park anywhere, the food in in our grocery stores is limited and the shelves are often empty. There are too many tourists and not enough resources to handle them, please get this situation under control.*

*Mahalo for your attention and commitment to the well-being of our community.*

**LATE**

**SB-2919**

Submitted on: 2/1/2024 1:58:05 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Gary Skardina	Individual	Oppose	Written Testimony Only

Comments:

This bill unfairly and counter intuitively restricts Short Term Rentals for vacation rentals. Let be real...Maui has nother other industry besides Tourism anymore. Vacation condos are rented out weekly to TOURISTS who come to Maui to SPEND MONEY on restaurants, groceries, auto rentals, gasoline, snorkeling, water sports activites, fishing activities, golf, etc. There is a long list of financial benefits of Tourism.

Restricting the STR to LONG TERM will kill of the economy of Maui. All the Maintainece, reservations agents, housekeepers,etc who take care of our rentals will be laid off and then jobless. How does creating less jobs help the people of Maui? (EG: The good news is we got you a place to live...the Bad news is that you are fired!)

Vacation rental condos bring LIFE to Maui along with MONEY! After trhe devastating fires Lahaina has endured MAUI needs more life! I understand the urgent need for more housing, but this Bill would kill off jobs and that certainly wont help Maui!

I strongly OPPOSE SB2019 as it actually creates more problems for the residents of Maui!



**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:06:56 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jill Fletcher	Individual	Oppose	Written Testimony Only

Comments:

Aloha State Legislators and thank you for your work.

My heart is with the people of Maui in the aftermath of the horrendous fire of Aug. 2023. I own two condos in West Maui, renting one of them to a displaced family (they lost 3 homes in the fire) for the next year at well below what I can make in vacation rentals and I'm fine with that. I wanted to respectfully call to your attention the high costs I and other condo owners are facing to pay for mandatory sea wall and sinkhole repairs on our property, as well as extensive plumbing projects to replace pipes from the 1970's. My homeowner's fees increase annually (now \$2100 and \$1700) and I just can't fathom my HOA fees are now like a second mortgage payment! I just don't see how the proposed legislation will add affordable housing - condo ownership is not sustainable for me if I'm not able to rent as vacation rentals and if I had to rent as a long-term rental, the monthly rent would be astronomical for me to just pay the condo bills. If I sold the unit to a current resident, it doesn't seem sustainable for them to pay a mortgage and crazy HOA fees. I worry about the potential look of disrepair on some of these resorts too if some upkeep has to fall through the cracks due to such high costs. Thank you for your consideration.

Mahalo, Jill Fletcher

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:12:00 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carmen Yu	Individual	Oppose	Written Testimony Only

Comments:

Dear Hawai'i Senate Committees,

I am writing to express my concerns and reservations regarding the provision in SB 2919 that mandates the presence of a registered host on the premises during any short-term rental of a dwelling unit.

Requiring the registered host to be physically present at all times will place an undue burden on property owners, particularly those who rely on short-term rentals as a supplementary source of income. This mandate would limit their ability to engage in other employment or personal commitments, making it impractical for some individuals to participate in the short-term rental market.

In addition, it's important to consider the preferences of short-term rental guests. Many individuals choose short-term rentals for the privacy and autonomy they offer. Guests often prefer having the entire place to themselves without the presence of a host, allowing them to enjoy a more private and secluded experience during their stay.

I respectfully urge you to reconsider the provision mandating the physical presence of a registered host during short-term rentals.

Thank you for your attention to this matter.

Carmen Yu

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:16:48 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Debbie gigliotti	Individual	Oppose	Written Testimony Only

Comments:

I was just notified of this hearing, with less than 24 hours til the hearing, I can not participate in the zoom meeting I have read the bill and if I understand this correctly, it is a bill to say a host must live and be in the property when guests are there if it is a short term rental. If that is the purpose of this bill that is not possible. We own a one bedroom condo and we can't live there nad rent it out. We have owned for 23 yrs, I have it registered and pay all our taxes associated with it as a short term rental. It is filled with all our personal affects. There has been no adequate discussion about long term rentals to reassure owners they will get their property back when the rent is no longer paid by FEMA or any agency. Even the displaced state they don't know where they will get the money to pay the rent when their subsidy goes away. How can an owner want to participate in such a haphazard arrangement?

I don't know how we can be forced to occupy our place in order to rent it out. I feel this bill is not reasonable or going to produce the necessary housing for locals displaced by the Lahaina fire. How does this bill improve their chances of having a place to live? It really has nothing to do with adequate housing availability for the displaced. This bill is not the answer to the housing shortage but rather a burden on us who have owned and brought money into the coffers of the government over 2 decades for us. It seems to be a punishment on those who had nothing to do with the fire and have no control over their own property after years of ownership. This bill is not the answer.....you will and have killed many owners with so much chatter without any realistic or effective offerings of a solution and this is again not how the problem will be fixed. Please think through what you are putting out to people who have traveled here for years and are feeling like they are roaches. They don't feel welcome and you are destroying the industry this island has survived on. Lack of housing is not the tourists fault. Nor is it the owners of STR'S. How did we become the enemy? And aren't there bills which have a better outcome to be presented than killing this segment of the economy? No revenue will dramatically impact your budget...., money you will need to help pay for the rents as the tourist industry will be greatly diminished due to your inappropriate comments about people who have spent a great deal of money here. I clearly don't understand how you feel any of this is making the situation any better. And yet I hear NO politician speaking up or stepping up to this. We don't vote so I understand we are low hanging fruit and we are like flies, a pest, swat them and they will go away...but you are killing off the only industry this island has made viable. How about building homes and supporting the locals with getting them back to work by encouraging the industry to flourish?

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:18:09 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark Baker	Individual	Oppose	Written Testimony Only

Comments:

I find the bill confusing, and in need of clarification.

Is there a definition for a home that is occupied full time and an ohana unit that is rented as a short term rental?

At one point in the bill it states that 'multiple' is three or more independent families. Does that mean that two dwelling units are not 'multiple'?

Thanks,

Mark Baker

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:29:43 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Victoria Johnson	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill as it violates many constitutional issues. As referenced in testimony yesterday on Bill HB1838, a Federal Judge has already received a ruling on this.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:37:35 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Cloy Jenkins	Individual	Oppose	Written Testimony Only

Comments:

If this bill is to get rid of illegal and non-permitted STRs then that's OK.

If this bill is an attempt to eliminate or further restrict STRs that are currently legal and properly licensed and permitted then I am strongly apposed to it.

If the latter is the case then I see this bill as a thinly disguised effort by the hotel lobby (which is well organized and funded) to get rid of short term rentals. Their lawyers have crafted a very restrictive piece of legislation here that will kill the STR industry. Just what they've been after for years. And the hotel rates in Hawai'i are already at the top competing with New York & S.F.. And they want to levee even more taxes on the tourists beyond the already exorbitant GET & TAT taxes. They will kill the goose that .....if this nonsense keeps up. And they are going to really seriously financially cripple many who have set up STR's as part of their retirement. And most who rely on the STR availability to afford a Hawai'i vacation will simply go elsewhere. It's a classic loose - loose proposition. The STR owner is made out to be the villain in this housing scenario. Cloy Jenkins Kihei HI

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:43:46 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kathy Matulewicz	Individual	Oppose	Written Testimony Only

Comments:

Short term rentals help support a tourist-based economy

Middle class families often cannot afford to stay in expensive hotels and want to stay in a condo

If you get rid of STRs, other parts of the world will take over your economy

Many people who own STRs fell in love with Hawaii and are part-time residents. They rent their property out to tourists when they are not on-island and their income and bookings are not guaranteed. They bring in money by employing local residents, paying taxes and attracting tourists who bring revenue via taxes and tourist dollars.

Before you ban short term rentals, the STRs in neighborhoods should be done away with.

Local residents would prefer to live in neighborhoods, not resort condominiums that were never designed for long term living.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 2:56:46 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tammy Russell-Rice	Individual	Oppose	Written Testimony Only

Comments:

As the Owner/Operator of a LEGAL Short-Term Rental (STR) aka Vacation Rental on the island of Kauai since 2004, I find SB2919 not only to be over-reaching, but prejudicial to non-resident property owners. To require such properties to be "hosted" by an individual in residence is just ridiculous. I already am required to have an "Island Host" or Agent on island. So, WHY would there be a reason for a host in residence? No one would rent my place if it came with a "host." Is the goal to put me out of business?

I can assure you that putting me out of business will hurt many other businesses and individuals much more than it will me. Fact: To date, the State of Hawaii and County of Kauai have actually made more money off of my Vacation Rental than I have over the years. To me, it is a Money Pit. Note: I am still recovering from my property being shuttered for a year due to COVID. Further, if the goal of SB2919 is to create more long-term rental housing, it will fail. As a practical matter, locals cannot afford to rent a home like mine. The best use of my property for the benefit of all involved, including the State of Hawaii at large and Kauai specifically, is as a Short-Term Rental.

Again, I was an STR operator long before Airbnb. And, over the last two decades, I have witnessed one "crisis" after another on the State and County levels. And in the aftermath of each, its folks like me who have had to bear the brunt of the fixes in the form of ever-increasing property taxes, TAT, GET and more! At some point, such measures will kill the Golden Goose.

If I am mistaken in my interpretation of the language contained in this bill, I suggest a rewrite. And, if not, I would encourage putting more thought into the long term consequences of effectively putting so many STRs out of business for it will be local businesses and families who ultimately will pay the price.

Respectfully,

Tammy Russell-Rice

The Dolphin Hale

Princeville, HI



**LATE**

**SB-2919**

Submitted on: 2/1/2024 3:11:16 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Terry	Individual	Oppose	Written Testimony Only

Comments:

I oppose Bill SB 2919.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 3:28:05 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Johan Holmquist	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

I vehemently oppose this legislation as it is punitive and overbearing. State and County government has been collecting TAT and GET and Property and Income Taxes from short-term rental units for years and now that the government hasn't used that money and time wisely to provide affordable housing for the residents of Maui and Hawaii (who pay far lower taxes on their property than the Short-Term Rental owners) you want to kill this industry. Shame on you for not being forward looking and thinking about how to provide for your constituents with all the tax income you've collected over the last 20 years. Think also about the scores of residents who provide property management, cleaning, agent, handyman and other services that will be out of work due to this legislation. Therefore, you will be losing tax revenue from tourism, ST Rental tax revenue and income from all those that will be out of work. Lastly, if this legislation comes to pass, we will take our condo off the market and use it for ourselves only as this is somewhere we return every year to spend our available time on our island home.

Respectfully,

Johan Holmquist

**LATE**

**SB-2919**

Submitted on: 2/1/2024 3:43:38 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Norbert Wolszon	Individual	Oppose	Written Testimony Only

Comments:

I urge you to vote no. This will have a devastating effect local business and their employees. it will also result in a large decrease in tax revenues. STR's are not the problem and were a big part of the solution for victims of the fire.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 3:50:23 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ramalee Wulf	Individual	Oppose	Written Testimony Only

Comments:

As an owner of a short-term vacation rental, I am concerned about the State of Hawaii's interest in further limiting and impacting short term rental vacation owners. We bought our property in a property with extremely high HOA dues and it's a studio so the intent was not to impact housing that locals would be interested in or could afford with high HOA dues of over \$1000 a month for a studio. We love visiting Hawaii and our friends do as well and this is our opportunity and having a short term rental brings people to Hawaii and helps offset the high HOA dues, property taxes and insurance needed. ST rentals bring in very high property taxes (much higher than what locals pay) and cover HOA dues that most can't cover as well. Many ST renters offered their units to FEMA to help with the Maui crisis. We believe that we should all work together but if the ST rentals become so difficult and cost prohibitive for an owner they will not buy on Hawaii but will all units even be good choices for local residents? Please create a balanced system and support the role that ST rentals play in the larger Hawaii housing market. Thank you.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 3:55:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Helena Von Sydow	Individual	Oppose	Written Testimony Only

Comments:

Dear Honorary members

Subject; Opposing SB 2919

I ask that you oppose SB 2919

which establishes certain State Regulations for short-term vacation rentals, allows the counties to adopt zoning ordinances and regulations for the amortization or phasing out of certain lands or structures

Ordinance 22-7 has established 3 resort zonings on Oahu in which legal STR's are allowed to operate.

STR's in resort zoned areas contribute to the economy and do not disturb residential neighborhoods

Counties should be responsible to implement Business permits and licenses, but not implement zoning.

It's important to note that short-term rental units contribute significantly to the local economy, paying approximately four times more in property taxes than residents. Many of these property owners are over 55 years old and are vital contributors to both tourism and property tax revenue on Oahu

Thank you for your consideration

Helena von Sydow

**LATE**

**SB-2919**

Submitted on: 2/1/2024 4:08:25 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Bennett Kalawaia	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

*Bennett K Kalawaia*

**LATE**

**SB-2919**

Submitted on: 2/1/2024 4:10:01 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lois Crozer	Individual	Oppose	Written Testimony Only

Comments:

This bill takes the ability from the State to regulate zoning and gives it to the counties with the DCCA-BREG as the section to enforce this code. The DCCA-BREG has submitted testimony that they are not in a position to handle this at this time, and the Director of Taxation has also said that their department is not ready to take this on until next year at the earliest. Therefore, if this measure is supposed to help the Maui fire victims by supplying them with homes, it will not be the answer. Better to use the carrot approach - and not the outright taking of the homeowner's rights to continue to rent their homes once every 30 days, which is what is now legal. For those who are defying the current law, then yes, shut them down and fine them but don't take away what is lawfully theirs by slipping in a bill that affects thousands of people because of some bad actors. Also, I would like to emphasize that a homeowner should have the continued right to rent their premises to any person who needs it for short term (30 days or more), which has always been the law. If the zoning laws that are on the books were actually enforced, then you wouldn't get out-of-state investors buying up housing stock and turning around and renting it out for short term vacation rentals (under 30 days). This is why everyone has been asking the DPP to crack down on these vacation rentals.

There are many hotel associations anxious for this bill to pass so that they have full reign to control accommodations for all visitors which come to this State. They hire consulting firms to bad mouth vacation rentals as places where there is disruption to neighborhoods from noise, owners not paying their taxes, that they are ALL taking away valuable housing stock, etc. All these things have NOT been proven. There are other ways to reign in bad actors and lack of housing other than shutting down all vacation rentals. Short term rentals (STR's) whose owners live on the premises will not allow the noise, they will pay their taxes (especially if they have the opportunity to become legal), and they won't be taking away housing stock because they only have the land they live on and so they are not buying up housing to turn into STR's. Please realize the difference and hone your bills so that you are targeting the right problems. Resident owner occupants of STR's give back to the community, pay their taxes, and provide valuable housing for those coming back to visit, graduations, looking for housing, short term jobs, celebrations of life, weddings....

I OPPOSE this bill because I am concerned that by allowing the counties to regulate zoning, they will be beholden to the hotel industry who only have one goal in mind, and that is to shut down STR's so that they can monopolize the vacation industry. You can see this already in the HTA, which hired Mr. Hanneman as their head.



I am hopeful that the State will try to work with ALL stakeholders on this matter and not just the hotel industry who has the money for lobbyists to fight for them.

This bill also expands the scope of the zoning to include certain shelters and vehicles offering sleeping accommodations. This part of the bill I agree with, as I see a trend of residents offering vans and campers to visitors for short term rentals, and as these are not real estate, there doesn't seem to be any concern to apply for GE or TA licenses.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 5:10:26 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lorena Martinez	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Lorena Martinez

Resident of West Maui

**LATE**

**SB-2919**

Submitted on: 2/1/2024 5:19:06 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Purcell	Individual	Oppose	Written Testimony Only

Comments:

The short term rentals allow many mainland families affordable ways to vacation and travel to the Hawaiian islands. Learning about the beautiful Hawaiian culture. The short term vacationer brings significant money and much needed revenue to the Hawaiian economy. It brings not only significant economic funds it creates many jobs for local people, such as trades people, cleaning and housekeeping job positions, restaurant servers and cooks, artists selling their art creations, island activities and tour groups, not to mention bringing in large amounts of tax revenues in various ways to the State of Hawaii.

If you restrict the short term rental income you will loose a significant source of revenue to the Hawaiian economy. The Hawaiian economy needs and relies on tourism to support the local Hawaiian full-time residents who make Hawaii their permanent residence and a place to raise their families.

This bill would be a negative impact on the Hawaiian economy.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 5:26:29 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mitch Maxwell	Individual	Oppose	Written Testimony Only

Comments:

This bill is would be a disaster. There are attorneys waiting in line to file suit against the state already. It is simply un-American to take away the rights of property-owners. This bill is an overreach that will backfire if it passes. Allowing the counties to phase-out existing, legal vacation rentals is ridiculous and heavy-handed. The thought that longtime NUC owners could also be affected is even crazier. How can you take away NUCs from people who've played by the rules, paid the ever-increasing fees, filed proper paperwork, AND forwarded huge amounts of tax revenue to the state, and counties, for DECADES? I don't think I've seen a more punitive, ill-conceived bill. The backlash will be immense if this moves forward.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 5:39:14 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Daryl Bottenhagen	Individual	Oppose	Written Testimony Only

Comments:

Many on the island of Maui that have short-term rentable units really enjoy providing a lower cost option vacation experience that drives the Maui economy and brings in a wealth of opportunity to the island in tax rental and supporting the Maui businesses. Without these short-term rentals, it will be devastating to the island as fewer visitors will come to enjoy the experience due their vacations options now being cost prohibitive. Please take the financial impact in consideration on SB2919, proposition that I believe hasn't been fully calculated on the financial risk to those that own business and the tax revenue derived.

**LATE**

**SB-2919**

Submitted on: 2/1/2024 5:46:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Celia Roberts	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*  
Celia Roberts

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 6:59:23 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Cameron Gomez	Individual	Oppose	Written Testimony Only

Comments:

Although there are components of SB2919 with which I agree, such as measures that would help the county eliminate illegal STR units, **I am writing in opposition to SB2919.**

**Bill SB2919 will not solve the Hawaii housing crisis. The local Hawaiian government needs to take immediate action to build affordable housing for lower income families. The focus of the local government should be on developing the infrastructure for new affordable housing and strategizing on how to create new homes that are truly affordable for those individuals of lower economic means, rather trying to tax the owners of short term rental units even more.**

Over many years, I have invested a great deal of my own hard-earned money into the local economy in Maui, first as a frequent tourist and now as a homeowner. **As a homeowner, I should have the right to use my property as I see fit for short-term rentals when I am not able to be on island. And as an owner of a short term rental unit, I would love to be able to continue to provide revenue to the state of Hawaii, but I've already been taxed enough. The tax burden should be shared by all more equitably in Hawaii.** Hawaii depends on tourism. That isn't changing, and if you reduce tourism and the income generated by tourism, the local economy suffers and that hurts everyone. Thanks for your consideration!



**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 7:00:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Jackie Keefe	Individual	Support	Written Testimony Only

Comments:

Aloha Senators, and mahalo for this bill. My name is Jackie Keefe and I am a resident of Lahaina. I am one of very few people with a stable living situation, and I work every day to try to help people "stay complaint" with NCS (non-congregate sheltering) rules so that they are able to stay in the hotels. I am writing in support of SB2919. As you know, the community of Lahaina as well as the entire island of Maui has been deeply impacted by the August 2023 wildfires. Housing is no exception. I am happy that, should it pass, this bill is intended to start at the very beginning of the next fiscal year. I would like to ask that you consider the people of Maui and our interests before those of private or corporate interests. To me, this means that you would define the phasing out over a "reasonable amount of time" to be as short as possible. We have far surpassed a time when our people can afford to live on Maui or even stay with us in Hawai'i nei. We need significant, swift action to keep the people here. Survivors are being displaced by hotels daily, many because they have simply never gotten a detailed walk-through of how to navigate the process with FEMA and Red Cross. I have continually requested more transparency from these agencies, but they fear speaking generally because "everyone's situation is so different." While we understand that, this fear has led to a silence that is greatly impacting our 'ohana. I plead with you to yield to Lahaina's definition of "reasonable amount of time," which is ASAP.

I think that it is important to note that people who are operating these short-term rentals as investment properties have purchased them as businesses, and with business you are always taking a risk. Our people do not deserve to be economically displaced from their generational homes, especially after the generational trauma they have endured. The owners of these short-term rentals, especially in west Maui have shown that they do not care to be a part of the solution and we as a community do not believe they have earned the right to slowly phase out of this business. Less than half of the STR owners on Maui actually live in the islands, and what is a lucrative business for them has proven to have immensely harmful impacts on our island's economy.

I am a transplant who moved here over 7 years ago. I have always worked in the hospitality industry (until after the fire). In my time on Maui, I have watched short-term rentals take over the housing market, especially on west Maui. It used to be that Maui was the island that only the rich could afford. In my time here, these short term rentals have boomed and encourage visitors to stock up for their trip at Costco, so they patronize far fewer of our local restaurants. They do not have concierge services at *many* of these properties, and this puts people at risk. Our ocean can be unkind, and those who are unfamiliar are swept out to sea or beaten down by the waves on our shorelines leading to elevated ocean rescues. These tourists seek out free activities that

they can enjoy on their own rather than supporting local small businesses. They all rent cars, rather than taking shuttles and bus tours, which congests our already limited roads (especially now, with literally one lane into and out of Lahaina). Those staying in STRs also tend to be the tourists who are unkind and telling our survivors how they should be grateful they're here and we would be nothing without them, since they don't have a local person that they're forced to interact with as you have in most hotels.

I have been working community outreach since the fire, and I see and feel the pain in my Lahaina 'ohana every day. We are asking you for swift action on this bill and I truly hope that you will consider amending the "reasonable of time" language to "immediately." For them, these are investment properties. For us, these are what used to be homes for our working people. Businesses come with risk. Trying to just survive shouldn't.

Mahalo for your attention to this matter. Aloha.

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 7:04:10 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Neil Daugherty	Individual	Oppose	Written Testimony Only

Comments:

I am writing to express my strong opposition to Bill SB2919 and its counterpart, HB1838, which propose to grant counties the comprehensive authority to phase out Short-Term Rentals (STRs), Transient Vacation Units (TVUs), and Nonconforming Use Certificates (NUCs) across various zoning areas. As a staunch advocate for STRs, I must underscore the detrimental impact this legislation would have not only on individuals like myself, who rely on STRs for financial stability but also on the broader community that benefits from the employment opportunities these rentals provide.

Short-term rentals are vital to the economic fabric of our communities, offering essential income to cleaners, plumbers, property managers, handymen, and others. These roles are crucial for local employment and the sustainability of our neighborhoods. It's disheartening to observe attempts to vilify STR units without presenting concrete evidence that directly links STRs to the purported issues they're accused of exacerbating, such as the affordable housing crisis. The argument fails to acknowledge that housing shortages have been a concern since the 1990s, well before the advent of platforms like Airbnb in 2008. This timeline discrepancy clearly indicates that STRs are not the root cause of these longstanding housing issues.

The push for restrictive legislation against STRs appears to be significantly influenced by the hotel industry, which prioritizes its financial interests over the well-being of local communities. This approach undermines the opportunities for locals to retain wealth within their communities and navigate the escalating cost of living. STRs offer a lifeline for many, including myself, by providing supplemental income that helps sustain our livelihoods and allows us to enjoy the beauty and culture of Hawaii. Legislation like SB2919 and HB1838 threatens to exacerbate the exodus of locals to the mainland, a phenomenon eloquently described by Iam Tongi as being "priced out of paradise."

Having recently retired from the Army, my personal journey underscores the critical role STRs play in my family's life. Upon my retirement, my immediate focus was to secure employment within state and government sectors, assuming these positions would offer stability and a semblance of the financial security my family needs. However, the reality was far from expected. The cost of living in Hawaii for a family of four averages at an astonishing \$9,189 per month, translating to an annual necessity of \$110,268. This figure starkly contrasts with the salary ranges of \$60,000 to \$75,000 offered for positions that align with my extensive background as a cybersecurity architect, compounded by my 24 years of military service and academic qualifications. This discrepancy lays bare the profound imbalance between the cost of living and

the remuneration provided by local employment opportunities, even those within the state and government sectors. Our STR not only helps us bridge the gap between our retirement income and the island's high cost of living but also enables us to remain close to family and the community we love.

Furthermore, the bill's stance on defining short-term rentals as those under 180 days overlooks the nuanced needs of various renters, including those seeking month-to-month arrangements or mid-term accommodations for professional reasons such as healthcare, military service, or contract work. This oversight indicates a lack of consideration for the broader implications on housing flexibility and the diverse needs of our community.

In conclusion, I urge lawmakers to reconsider the proposed legislation and its potential impacts on local economies, community employment, and the ability of residents to sustainably live and thrive in Hawaii. Instead of imposing restrictive measures, I advocate for a balanced approach that recognizes the value of STRs and seeks solutions that genuinely address the housing crisis without undermining the livelihoods of countless families and individuals.

Sincerely,

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 7:13:08 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael kayem	Individual	Oppose	Written Testimony Only

Comments:

I have owned a 1 bedroom condo in Kahana West Maui for 2 years. I visited Maui 4 times in 2023 and do rent it short term when im not in Maui. There is no way I could afford this condo if I was not able to short term rent it. my overhead is about \$6,000 per month. I would have to sell it as many others would. This would create a glut of properties coming on the market at the same time and cause an impact on your economy and local employment. The high price of real estate is happening all over the world, I live in Los Angeles where prices are even higher. Pulling short term rentals off the market is not the answer. Building affordable housing is the answer. The impact of SB919 on Maui would be devastating!

**SB-2919**

Submitted on: 2/1/2024 7:19:13 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Matt Cartwright	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB 2919. As a homeowner who also uses my property as a short term rental, I have been taxed enough. It is unfair to place the housing crisis burden on short term rental owners as if we are the only reason there is a housing crisis. The desperate need for affordable housing existed before the Lahaina fire. The county and the state should be focused on finding affordable housing options for its residence. If you stop short term housing, you are going to destroy the Maui and Hawaiian economy. Hotels are gouging tourists. Just as residents need an affordable housing option, tourists need affordable lodging options to be able to come and spend their money while visiting Hawaii. Short term rental owners provide affordable accommodations which in turn supports the local economy. I do not think the full economic impact of this bill has been studied. The tax burden should apply to all of the residents and visitors of Hawaii not just short term, rental owners. It makes more sense to raise the taxes on all purchase of items and services to 5.2% if you continue to put an undue tax burden on short term rentals, it is going to decrease, tourism, and effect everyone.

OK Thank you for your consideration.

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 7:33:12 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Katharine Dizon Gross	Individual	Oppose	Written Testimony Only

Comments:

Opposed

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 8:26:25 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John Macalik	Individual	Oppose	Written Testimony Only

Comments:

I oppose any changes to the short term private rentals. This would be disastrous for the owners of these units who have invested so much and to the local businesses who rely on the tourists who provide so much income to the island. Many tourists would be forced to abandon stays in the Hawaiian islands if they were forced to only be able to stay at very expensive resort hotels. Hawaii is the 3rd most expensive location in the United States. If any changes were to be made all present condos designated for short term rentals should be grandfathered in perpetuity for the present and future owners of these properties. Thank you.



**LATE**

**LATE**

Dear Hawaii State Legislature,

I am writing to you concerning SB 2919. I own a “unhosted “ permitted short term vacation rental (STVR) and strongly disagree with this bill. It seems the state has been trying for several years to get rid of STVR for reasons I can only believe is pressure from the hotel lobby on the island because it gives tourist an alternate, less expensive means of visiting the island; thereby allowing more people to visit the islands. The permitting process which was implemented in 2019 severely impacted and regulated the addition of more unhosted STVR; and now YOU WANT TO CHANGE THE LAW AGAIN and do AWAY with unhosted STVR. Of course NO REASONS are ever offered by the legislature. The permitting process makes sure STVR are properly kept and managed. Which is more than what the State does to manage long-term rentals. There is a long-term rental next door to my unhosted STVR and the place is disgusting. Mold growing on the outside of the building and I am told mold growing on the inside. Yard is completely unkept and the owner just lives down the street. These STVR are the backbone of the small business community in the state of Hawaii. The tourist that visit these islands via STVR bring support to the local stores and businesses in the community. Hawaii is a tourist state (there are NO major industries here), and reducing the number of tourists that can make it to the islands, as this bill will do, will severely impact the residents of this island that are trying to make a living. PLUS, I hire local people to do the housekeeping, yard work and maintenance on the building. Helping further the economy of the local business people. **The bill gives no reason as to why it is needed**; it isn't to fix any problem, so why have it. This bill is a waste of my tax payer dollars. The state has many REAL problems that the legislature should be working on to fix. The following are just a few issues plaguing the state: joblessness, effects of global warming, fixing public schools, fixing roads, reducing business red tape and eliminating the apparent corruption of the State Legislature. Try focusing on these problems which will help the residents of the state, which after all is the function of the State Legislature.



*Cade Watanabe, Financial Secretary-Treasurer*

*Gemma G. Weinstein, President*

*Eric W. Gill, Senior Vice-President*

February 1, 2024

Committee on Commerce and Consumer Protection  
Senator Jarrett Keohokalole, Chair  
Senator Carol Fukunaga, Vice Chair



Committee on Energy, Economic Development, and Tourism  
Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice Chair

Committee on Public Safety and Intergovernmental and Military Affairs  
Senator Glenn Wakai, Chair  
Senator Brandon J.C. Elefante, Vice Chair

### **Testimony in Support of SB2919**

Chairs Keohokalole, DeCoite, and Wakai, Vice Chairs Fukunaga and Elefante, and Members of the Committees,

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii. We are in support of SB2919, which would create a structure to regulate short-term rentals at the state level. The thoughtful regulations contemplated in SB2919 are both necessary and overdue.

Regulation on short-term rentals is needed now more than ever. Hundreds of our union members and their family lost their homes in the Lahaina wildfires, along with thousands of other residents. They are struggling to put their lives back together, and many have found this nearly impossible in the midst of an acute housing shortage. Rents, already too high, have been exacerbated by the loss of so many homes.

We offer a few suggestions to strengthen and clarify the legislation:

1. With regard to preemption, it appears that if & when this law goes into effect, dwelling units constructed after that point might thereby have preemptions from certain new or existing county STR regulations. We would encourage a modification that would ensure the strongest set of regulations will be uniformly applied and not preempted even for new units; otherwise enforcement may become complicated.
2. The ordinance should clearly set out responsibility for enforcement and should ensure an adequate funding mechanism to engage in robust enforcement. Enforcement powers should include the right to subpoena relevant documents from hosting platforms and an express right for the Attorney General to seek an injunction against the use of a dwelling unit as an STR.
3. Remedies for a violation should also include suspension and permanent bars to hosts' rights to a license for those who repeatedly violate the law.

Thank you for your consideration.

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:39:15 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Pitcaithley	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

As a private citizen, and long time resident of Maui , I express my strong support of SB2919 and urge you to pass this important bill. In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. It is sad that so many local residents, many with long ties and deep roots in Maui have moved to the mainland due to lack of housing.

I support granting counties the authority to phase out nonconforming single-family transient vacation rental units over a reasonable period.

My two recommendations for amendments are first to give each county the authority to define TVR units or define it as a rental with a rental period of 180 days or less. Secondly, non conforming TVR units should not be categorized as residential use .

Granting counties clear authority to phase out vacation rental uses is essential in creating greater inventory of housing desperately fneeded or Maui residents.

Mahalo for the opportunity to testify,

Ann Pitcaithley, Wailuku



**LATE**

**LATE**

**SB-2919**

Submitted on: 2/1/2024 10:46:41 PM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
KELLY LOVATO	Individual	Oppose	Written Testimony Only

Comments:

As a long-time resident of Maui for over 30+ years, I strongly oppose this bill. Throughout my years here, I have dedicated tremendous efforts to establish and manage my short-term rental condo business. It seems unjust to completely shut down my livelihood.

While recognizing the difficulties faced by those who have lost everything and the lack of affordable housing options on Maui, it is disheartening to witness the ongoing struggle.

Between guests reservation I opened up my condo (for free) to friends and clients who received little to no support from Red Cross or FEMA.

The situation on Maui calls for a comprehensive and compassionate approach that addresses both the need for housing and the interests of individuals who have invested their time and resources into their business endeavors. It is critical to find a solution that strikes a balance between regulating short-term rentals and supporting the local community.

**SB-2919**

Submitted on: 2/2/2024 12:01:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

Submitted By	Organization	Testifier Position	Testify
KEALA FUNG	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Keala Fung

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 12:40:20 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ann Ruff	Individual	Oppose	Written Testimony Only

Comments:

I oppose SB2919.



**SB-2919**

Submitted on: 2/2/2024 5:04:34 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kevin Hauschild	Individual	Oppose	Written Testimony Only

Comments:

Maui is a beautiful place to live and visit and should be experianced by all. The proposed bill will lower the ability for people around the world to experiance this beautiful island. It will also lower the amount of tourism dollars that the people living on the island count on to make a living.

**LATE**

**LATE**

State of Hawaii  
Bill S.B. #2919  
Short-Term Rental Proposal

1/31/2024

Dear Senate 32<sup>nd</sup> Legislature of Hawaii,

My wife and I recently purchased a property on Maui in March of 2022. It has been a dream of ours to own a home on Maui where we can retire in the near future. In order for us to afford our Condo we saved up for 20yrs. We put 50% down and use it as a short-term rental to help pay our mortgage while we work for another 5-10yrs in order to pay this off once we retire.

If Bill S.B.#2919 passes and changes the regulations on short-term rentals to only allow people living on island to have short-term rentals, or eliminates short-term rentals completely, then we'd unfortunately not be able to afford to own this property. The short-term rental income not only affords us to help cover the monthly mortgage but also helps provide the state of Hawaii with Tax revenue as well as all the tourism income from our guests dining, shopping, purchasing excursions, etc that helps the local Hawaii economy (which tourism I believe makes up about 80% of all revenue to Maui).

So I oppose Bill S.B. 2919 in amending the current short-term rental laws.

Thank You for your time and consideration,

Steve Henderson  
Bill S.B. #2919

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 6:45:29 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Eric Wayne	Individual	Oppose	Written Testimony Only

Comments:

I am against SB2919, as I do not feel the government should be allowed to interfere with personal property as a "taking". If passed, SB2919 will be devastating to the economy on Maui. If short term rentals are banned, travelers will visit other areas like Mexico. Not everyone wants to stay in a hotel. Kaanapali and Wailea have an overabundance of hotels, but what about places like Kihei and Paia? These town's economies will implode. Turning short term rentals into long term rentals will not solve the issue of housing the victims of the fires in Lahaina. This is the fault of poor government policy and Hawaiian Electric. Fix your problems - do not burden property owners.

Eric Wayne

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 7:54:05 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Tom	Individual	Oppose	Written Testimony Only

Comments:

Dear Committee Members,

I opposed the SB 2919 for several reasons. First, I purchased my condo on Maui in 2019 as both a second home and a Short Term Rental unit. Second, I have a responsibility to the people with future reservations. Third, I truly feel like I am being punished for owning my property.

Me and my wife spent as much as time possible a year in our condo and the rest we rented it out. We truly love our time there and always look forward to our next stay.

Second, I have a responsibility to the people with current and future reservations for my condo. Many of

these guests have been staying with us for over couple of years so they feel like family. The guests have already secured their flights and are looking forward to their vacation in paradise.

Third, this piece of legislation feels like a punishment. I feel it is a long term solution for a short term situation. If this bill passes out of committee and becomes legislation will it be reversed once the housing situation is resolved? I do feel that this bill should not make it out of committee.

As you have read, I am a concerned homeowner that uses and loves my condo on Maui. I have a concern for my guests, and feel this bill is extremely unfair.

Sincerely

Paul Tom

Owner of Kamaole Sands #4-203

2695 S Kihei Road,

Kihei, Maui



**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 7:06:21 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Stephen Loftus	Individual	Oppose	Written Testimony Only

Comments:

As a short-term rental owner on Maui, my wife and I do not support the Hawaii legislature Bill SB2919, The Bill will introduce heightened restrictions on Short-Term Rentals that will only serve to impact the local economy and employment, both of which are strongly tied to tourism. In support of the local community, I believe in the importance of striking a balance between regulation and the flourishing opportunities short-term property rentals bring to Maui. As such, we strongly urge the Hawaii Legistalture to reject SB2919, support the local community and economy, and protect the jobs of thousands of local people that could be affected by the Bill.

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 7:17:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Ashley Galacgac	Individual	Support	Written Testimony Only

Comments:

*Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,*

*I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.*

*I suggest the following amendments to enhance the bill:*

- 1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.*
- 2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."*

*In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.*

*This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.*

*Mahalo for your attention and commitment to the well-being of our community.*

*Aloha,*

Ashley Galacgac

**SB-2919**

Submitted on: 2/2/2024 7:37:12 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dracott Richard Ian	Individual	Comments	Written Testimony Only

Comments:

As a couple living part time in Hawaii, the proposed bill raises many concerns. While we don't question the need for Short Term Vacation Rentals (STVRs) to be well regulated, the bill implies a level of increasing restrictions that could cause serious financial hardship. Many of us can only afford to live here by being able to rent out our home when not on the island. Many others (including ourselves before we became owners) cannot afford to visit Hawaii for a vacation without the STVR option.

Hotels and time shares are substantially more expensive, especially considering the addition costs of eating out when self catering is not an option. If people like us can no longer use short term rentals, we will be forced to sell. Property prices might drop, but probably to not to the point where it eases the accommodation shortage, but probably to a level where owners forced to sell lose money, or even must sell with mortgages "under water".

The bill feels like it will mainly financially benefit corporations like hotels and the likes of Hilton Grand Vacations - all at the expense of individual homeowners.

I urge the legislature to be skeptical of any easing of accommodation shortage that proponents of this bill might claim, at least without substantial evidence over a reasonable period for other similar markets to Hawaii that have introduced such measures as this bill proposes. It is more likely that any resulting property transfers will simply benefit people or businesses with deeper pockets.

Thank you.



**LATE LATE**

**SB-2919**

Submitted on: 2/2/2024 7:47:02 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lori Zaremski	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose SB2919. I purchased a condo in Kamole Sands in Kihei over 20 years ago. I pay my mortgage with short term rental income. This was the model that was and has been in place for decades. I have helped to provide jobs for locals to upkeep and manage my condo. I help provide accommodations that allow the tourists to come to provide the backbone of Maui's economy. If short term rentals are prohibited or limited then I as a retired person along with the majority of owners will be forced to sell my property. The dramatic widespread sale of all these properties will decrease the value of property and the entire economy will be devastated. There will be no need for all the gardeners, pool guys, tourist adventures, restaurants, drivers, etc. there will be no need for the car rentals, the flights, the property management, etc.

SB2919 will cause far more damage to the housing situation and the economy then it solve. A better solution might be to require the hotels to build and provide housing for their employees. Hilton, Marriott, etc. bring over low wage employees to make their profits and now I along with fellow owners who have supported the Hawaiiin economy for decades are supposed to support the hotel industry?

I have never broken even on my condo. This year I have a bill for \$35,000.00 to repair the roof and pipes at the complex. All those workers won't have jobs either when we are forced to sell. The properties will go into disarray and Maui will no longer be a cherished destination. I hope a more viable alternative is developed.

sincerely,

Dr Lori Zaremski

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 8:09:07 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julie Brockman	Individual	Oppose	Written Testimony Only

Comments:

I am not in support of this bill as it removes the property rights of individuals who have made investments and are small business owners. I am a property owner and manager in Maui county and rely on vacation rentals for my income. We were also some of the first people to step up to House people immediately after the Lahaina fires, and Maui county is now relying on these properties as they are fully furnished and turnkey to supply longer-term housing through Fema and other Direct Lease programs. Many other locally owned businesses rely on our visitors to buy their products eat in their restaurants, use their services, etc. The State should not allow the Counties to create whatever rules and regulations that would be retrospectively be applied to existing TVR units

Mahalo

Ms.J Brockman

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 9:00:58 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jack & Twila Loudder	Individual	Oppose	Written Testimony Only

Comments:

Testimony questions/comments of Jack and Twila Loudder in opposition of SB 2919

We own one property in Kihei, HI that we currently utilize as a vacation home 2-3 times a year, up to two months at a time, and as a short-term rental. We consider the individuals who visit our home for their vacations and other business, treat our home as if they are guests. Based on much feedback and review they treat and revere the islands in the same way, as guests. We also rely on extra income if there is any, as we have both retired.

Having long-term renters is different than short-term renters. Especially in this case where the long-term renters will not be paying the rent. As I understand it right now.

Our property is located at KOA Resort and one of 52 units. It is not set up for long-term rentals, as there is insufficient parking. It also has excessive HOA fees, ours is over \$1700/month, just to keep up with the aging property. Current projections for the HOA property insurance will increase by over 600% resulting in a 2024 assessment to all units that could exceed \$4000.

While we would like to be a part of the solution to the long-term housing crisis and immediate short-term needs, the combined costs, to include routine monthly and ongoing fees, such as mortgage, utilities, insurance, taxes, etc., using our home and other homes at KOA as long-term rentals would not be financially feasible and viable for us as homeowners.

We have the following questions we would like answered.

1. This appears to be a hostile attack on short-term rentals. Why?
2. This Bill appears to be a cookie-cutter approach to solving housing needs and looks to be the way to rid Hawai'i of all vacation rentals. Is this true?
3. Does this Bill affect our ability to remain a short-term rental?
4. How will this Bill protect us as property owner, to include keeping us whole financially and prevent us from becoming financially unstable as a property owner.

Thank you for the opportunity to have a voice in the process.

Regards,

Jack & Twila Loudder



**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 9:11:24 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Pam Schlauderaff	Individual	Oppose	Written Testimony Only

Comments:

I would like to oppose this bill. The bill is difficult to understand. Owning a property is very expensive. Being forced to only long term rent will be a hard ship for many property owners. Please do not pass this bill. It is not good for home owners, losing options to allow us to afford our homes.

**SB-2919**

Submitted on: 2/2/2024 9:23:38 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Tammy Perkins	Testifying for AFC Management Co. LLC	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill in its entirety. There is nothing wrong with the current short-term rental system, there has been zero public discussion, violates current zoning laws and is a further attempt to strangle property owners rights to legally rent their property(s). This also violates sections of the State constitution. Please rescind this bill!

**SB-2919**

Submitted on: 2/2/2024 9:26:31 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Roger Light	Individual	Oppose	Written Testimony Only

Comments:

I strongly oppose this bill which is being pushed by the hotel interest. This will do nothing to improve the housing situation for local Hawaiians and will create a nightmare for many elderly owners who invested large sums into a property with the understanding that they will be able to afford to keep the property and pass it onto their children. My wife and I purchased a condominium in 2004 and it has been wonderful to frequently visit and put our resources into the local Maui economy. We have never had a net profit on short term rentals but don't mind some negative cash flow give that our friends and family have such a wonderful vacation destination. If short term rental income disappears there is no way we could afford to keep our place and would be forced to sell. The fact that many others will have to do the same thing will tank the market. This same thing happened in Palm Springs and the unintended consequences have devastated the tourism industry and did nothing to alleviate their housing shortage while enriching the hotel industry. I strongly urge you to study the lessons learned there and reject this wrong headed policy.

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 9:27:43 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Chris Cheeley	Testifying for Manna Investments, LLC	Oppose	Written Testimony Only

Comments:

I oppose SB 2919. I have owned a condo in Maui County since 2018. My family stays in this condo regularly. When we are not using the condo, it is rented to help cover costs of taxes, insurance, maintenance, repairs, utilities, etc.. It is tax assessed at more than \$1 million, is less than 700 square feet (1-bedroom), has limited off-street parking, thus would not be practical for long-term living. Purpose-built as part of a resort more than 50 years ago, it has always been occupied "short term". Eliminating that entitlement would have a significant impact on the property value, and would likely be challenged as a government taking. I hope you will consider other ways to provide a mutually beneficial long-term solution to the destruction caused by the Lahaina fires.



**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 9:28:23 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nathan Abril	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my strong support for SB2919, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less;
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,  
Nathan Abril

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 9:31:28 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Patrice Kaplan	Individual	Oppose	Written Testimony Only

Comments:

I agree people who have legal property rentals should be registered and pay taxes due to the county and state. Many bills have been written about this and never enforced. 3% OTAT tax was supposed to aid enforcement of STRs...never did. This bill is government over stepping power and will hurt a lot of LOCAL business and families. I strongly oppose this bill.

**LATE** **LATE**

**SB-2919**

Submitted on: 2/2/2024 9:32:51 AM  
Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Brian Clem	Individual	Comments	Written Testimony Only

Comments:

Please consider grandfathering or exempting the situations where owners own a single condo unit inside an actual resort, in an area zoned as a Resort Node. The only likely outcome is forcing them to sell to the large corporation that owns the resort so it becomes "hosted" or "operator managed".

No family will ever get to buy or rent (long-term) one of these types of units at any reasonable price as the corporation will have more resources and keet it a STR.

please feel free to contact me regarding this fairly uniuqie situation - I served in the Oregon Legislature and chaird the Land Use committee for 15 years and am very sympathetic to your goals.

brian@brianclem.com is my email

**SB-2919**

Submitted on: 2/2/2024 9:36:03 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

**LATE**

**LATE**

Submitted By	Organization	Testifier Position	Testify
Ted Highberger	Individual	Comments	Written Testimony Only

Comments:

We followed all rules in choosing our dream to be able to afford a half year residence in this precious land by buying a property that would allow us short term rent income. We respectfully pay the high property tax rate and all sales taxes. Please don't change long standing past rules, but, only change future rules.

Thank you.

**LATE**

**LATE**

February 2, 2024

Aloha Chair Keohokalole, Chair DeCoite, Chair Wakai, and Honorable Members of the Committees,

I am writing as a concerned community member to express my **strong support for SB2919**, with the proposed amendments allowing counties to phase out nonconforming single-family transient vacation rental units over a reasonable period.

I suggest the following amendments to enhance the bill:

1. Grant each county the authority to define "transient vacation rental unit" within its jurisdiction or define it as a rental for 180 days or less.
2. Modify the last section to state, "Nonconforming transient vacation rental units shall not be categorized as residential use under this section."

In Lahaina, where 25% of housing units are listed as short-term rentals, percentages soar to 41.8% to the south and 87% to the north, signaling a housing emergency on Maui. Granting counties clear authority to phase out vacation rental uses is crucial for helping residents find dignified housing, especially in the aftermath of recent wildfires.

This proposed legislation is a critical step in providing stability and security to those who have already endured significant challenges. I urge the legislature to pass SB2919 with the suggested amendments to offer much-needed relief and support to the Lahaina community and beyond.

Mahalo for your attention and commitment to the well-being of our community.

Aloha,

Briana Thomas

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 10:04:31 AM  
Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Christopher Boscole	Individual	Oppose	Written Testimony Only

Comments:

SB2919 is an encroachment on property rights and favors the hotel industry at the expense of individual private and currently legal short term vacation properties. The hotel industry is corporately owned - and mostly not locally Hawaii owned - so this would allow more tourism revenue profits to leave the state, where approximately half of legal TVR's are owned in Hawaii where revenue stays in the economy. This would give the hotel industry a monopoly on tourist housing - and interfere with the existing business of legal TVR - and many related jobs it supports. This bill wants to create another government agency bureaucracy using my tax dollars - this also indirectly supports the hotel industry. No legislation or tax \$ should favor one business model over another, and tax \$ should not indirectly or directly support or bail out corporations. SB2919 effectively does not create enough new housing to make a difference in the housing crisis - it only hurts locally owned TVR. Much high end TVR cannot be affordable as long-term rentals for many local families. The housing crisis has been caused by many factors and has been an issue for many decades - too much past government regulation interference unduly preventing development process for ADU's or new housing. The state has "the [most restrictive land use regulations](#) in the country." Only 4% of land in the state is zoned for residential housing. Multifamily homes are only allowed on 0.3% of land in the state.

<https://uhero.hawaii.edu/the-hawaii-housing-factbook/>

<https://www.civilbeat.org/2023/09/hawaii-has-been-facing-a-housing-crisis-for-generations/#:~:text=The%20roots%20of%20Hawaii's%20housing,of%20land%20in%20the%20state.>

**LATE**

**LATE**

**SB-2919**

Submitted on: 2/2/2024 10:05:18 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carol Walters	Individual	Oppose	Written Testimony Only

Comments:

I feel SB2919 would be detrimental to Hawaii's economy which depends on tourism. Please do not pass this bill as it is written.

As a condo owner in Maui, I stronly oppose this measure.

Carol Walters

**LATE****LATE****SB-2919**

Submitted on: 2/2/2024 10:11:32 AM

Testimony for CPN on 2/2/2024 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Sarah Jones	Individual	Oppose	Written Testimony Only

## Comments:

Dear Honorable Members of the Hawai'i State Senate,

Aloha. I am writing to you today as a single mother and a Hawai'i short-term rental owner to express my strong opposition to Senate Bill 2919.

I own a condominium in Kihei, Maui. I work full-time as an administrative assistant and have worked my entire life to obtain my dream condominium on the island of Maui. I am also a single mother of two young girls. I purchased my condominium in Maui with my sister as a way to supplement my income and provide a stable and affordable living environment for my family.

I am deeply concerned that Senate Bill 2919 would have a devastating impact on my family and the many other families who rely on short-term rentals as a source of income. This bill would effectively eliminate short-term rentals in Hawai'i, which would make it impossible for me to continue to own my condominium and provide for my family.

Senate Bill 2919 would make it more difficult and expensive for me to rent my home as a short-term rental. The bill would impose a number of new regulations on short-term rentals, including requiring a registration fee, a reverification fee, and an electronic verification system. These fees would be a significant financial burden for me and my family.

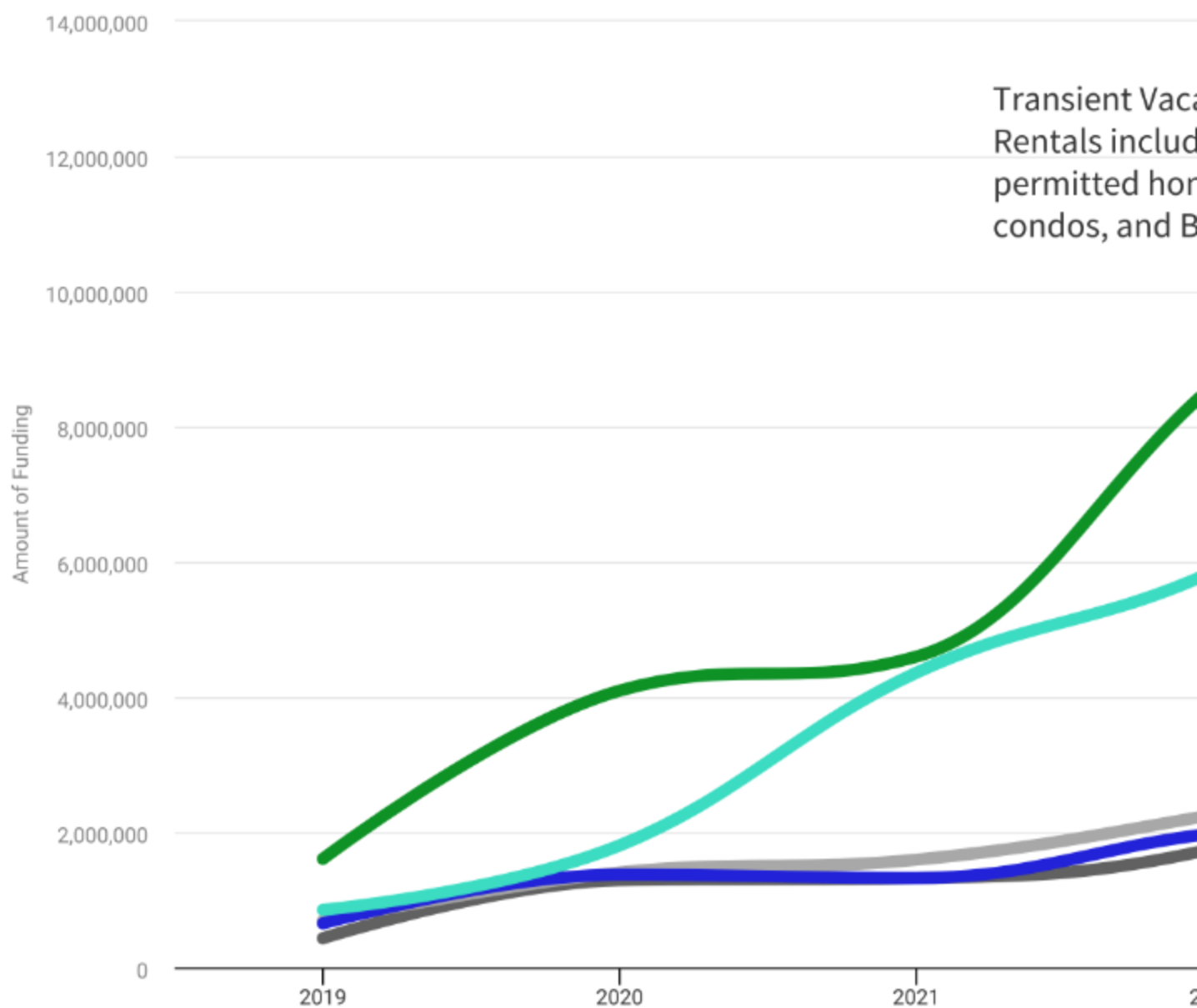
I am also concerned about the negative impact that this bill would have on the tourism industry in Hawai'i. Short-term rentals are a major source of tourism revenue for Hawai'i, and this bill would severely limit the number of tourists who are able to visit our state.

Short-term rentals provide a much-needed source of affordable housing for visitors to Hawai'i. Many families cannot afford to stay in hotels, and short-term rentals offer a more affordable alternative. In addition, short-term rentals generate significant revenue for the state of Hawai'i. This revenue is used to fund important public services such as education, healthcare, and infrastructure.

Visitor accommodations raise 82% of Maui's property tax revenue with second homes included. The below graphic shows Short term rentals are a significant contributor to the County of Maui, and a legitimate and critical part of the economic engine for Maui.



# Who Pays for Maui's Affordable Housing Fund?



**Vacation Rentals have contributed a total of \$31.5 million from 2019-2023**

**Second Homes have contributed a total of \$12.3 million from 2019-2023**

**Timeshares have contributed a total of \$9 million from 2019-2023**

I urge you to vote against Senate Bill 2919. This bill would have a devastating impact on my family, the tourism industry in Hawai'i, and the many other families who rely on short-term rentals as a source of income.

Sincerely,

Sarah Jones