

**STATE OF HAWAI'I  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR

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Statement of  
**MARY ALICE EVANS, Director**

before the  
**HOUSE COMMITTEE ON WATER & LAND**  
Thursday, February 6, 2025, 9:00 AM  
State Capitol, Conference Room 411

in consideration of  
**HB 1181**  
**RELATING TO COASTAL ZONE MANAGEMENT.**

Chair Hashem, Vice Chair Lamosao, and Members of the House Committee on Water & Land:

The Office of Planning and Sustainable Development (OPSD) respectfully offers **comments with an amendment** on HB 1181 as follows:

OPSD recommends the following amendment to the proposed language in HB 1181, related to Special Management Area (SMA) Permitting:

SECTION 1. Section 205A-22, Hawai'i Revised Statutes, is amended by adding a new definition to be appropriately inserted as subsection (2)(W) and to read as follows:

“Development”:

(2) Does not include the following:

(W) Reconstruction of any lawfully established structure that was damaged or destroyed in a disaster proclaimed by the governor or a mayor to constitute a state of emergency or local state of emergency under chapter 127A; provided that the structure is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline erosion, and the reconstructed structure shall be similar to its original footprint or overall dimensions that were existing or permitted, and in compliance with the requirements of the National Flood Insurance Program.

Thank you for the opportunity to testify on this measure.



**MAUI**  
CHAMBER OF COMMERCE  
**VOICE OF BUSINESS**

**HEARING BEFORE THE HOUSE COMMITTEE ON WATER & LAND  
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 411  
Thursday, February 6, 2025 AT 9:00 A.M.**

To The Honorable Mark J. Hashem, Chair  
The Honorable Rachele F. Lamosao, Vice Chair  
Members of the Committee on Water & Land

**SUPPORT HB1181 RELATING TO COASTAL ZONE MANAGEMENT**

The Maui Chamber of Commerce **SUPPORTS HB1181** which narrows the scope of the definition of the term "development" in coastal zone management law by excluding reconstruction of certain lawfully constructed structures impacted by certain events.

The Chamber notes that the wildfires of August 8, 2023, devastated Lahaina's heritage, economy, and sense of place, deeply affecting housing, businesses, jobs, and treasured resources. If the area is not rebuilt in a deliberate, coordinated, and expeditious manner, it may face long-term challenges, further impacting the well-being of the land, its people, and the economy.

This bill provides an opportunity to rebuild Lahaina, preserving and reintroducing its valued resources in a manner that reflects the values and priorities of its residents and businesses while addressing future challenges, including climate change and affordable housing.

We also support that this bill is not limited to just the Lahaina wildfires, but rather, it addresses the potential for future disasters.

For these reasons we **SUPPORT HB1181** and respectfully ask that it be passed.

Sincerely,

Pamela Tumpap  
President

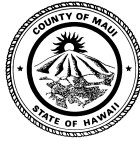
To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

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)

February 4, 2025

TO: Honorable Mark J. Hashem, Chair, and  
Members of the House Committee on Water & Land

FROM: Nohelani U'u-Hodgins *Nohelani U'u-Hodgins*  
Councilmember

SUBJECT: **TESTIMONY IN SUPPORT OF HB 1181, RELATING TO COASTAL  
ZONE MANAGEMENT**

DATE: Thursday, February 6, 2025  
9:00 a.m., Conference Room 411

Thank you for the opportunity to testify in support of this important measure. The purpose of this measure is to narrow the scope of the definition of the term "development" in coastal zone management law by excluding reconstruction of certain lawfully constructed structures impacted by certain events.

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.

HB 1181 creates a new exemption class for reconstruction following non-coastal disasters, ensuring communities can recover without unnecessary delays. Expediting these efforts will provide much-needed relief to displaced residents.

Currently, most non-shoreline projects, except single-family homes under 7,500 square feet, trigger a Special Management Area (SMA) Major permit, a time-consuming process that can delay reconstruction efforts. By creating an

February 4, 2025

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exemption for non-coastal disasters, HB 1181 will allow communities to rebuild quickly. At the same time, this measure will keep the SMA Major permit requirements for shoreline properties in place, even in cases where structures were destroyed by non-coastal events. This strikes a balance between supporting disaster recovery and ensuring responsible coastal management.

I urge you to lend your support to HB 1181.

Mahalo for the opportunity to submit testimony in support of HB 1181.

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH K. NISHITA**  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

**TO:** Representative Mark J. Hashem, Chair  
Representative Rachele F. Lamosao, Vice Chair  
Committee on Water & Land

**FROM:** Richard T. Bissen, Jr., Mayor  
Kate L. K. Blystone, Planning Director

**DATE:** February 1, 2025

**SUBJECT: SUPPORT OF HB1181, RELATING TO COASTAL ZONE  
MANAGEMENT**

Thank you for the opportunity to testify in **SUPPORT** of this important measure. The bill narrows the scope of the definition of the term "development" in coastal zone management law by excluding reconstruction of certain lawfully constructed structures impacted by certain events.

We **SUPPORT** this measure for the following reasons:

1. This new exemption class for reconstruction during non-coastal disasters, such as the devastating August 2023 wildfires, will allow recovery efforts outside of the shoreline to be assured and expedited.
2. Most non-shoreline projects, besides single-family homes under 7,500 square feet, will trigger a Special Management Area (SMA) Major permit, the highest regulatory SMA permit. Allowing an exemption for non-coastal disasters is appropriate and necessary for communities to be reconstructed quickly.
3. Maintaining the SMA Major Permit for shoreline properties with development activities valued at over \$500,000 is appropriate to minimize hazard exposure.

Mahalo for your consideration.



House Committee on Water and Land  
Chair Mark Hashem  
Vice Chair Lamosao  
DATE: February 6th, 2025  
TIME: 9:00am  
PLACE: Conference Room 411  
State Capitol  
415 South Beretania Street

#### TESTIMONY IN **STRONG SUPPORT OF HB1181**

Aloha Chair Hashem, Vice Chair Lamosao, and members of the committee.

Thank you for the opportunity to provide testimony in strong support of **HB1181**

I am the owner and President of Lahaina Brewery, dba Koholā Brewery. We were in the West Maui center mauka of Honoapiilani HWY in Lahaina. Our location there was our only production facility and was producing about 3000bbls a year making us one of the largest craft breweries in the state. We also had our only taproom there that consistently hosted local events, artists and musicians.

We have been brewing and hosting both locals and visitors alike since 2016. We were proud to be the most award-winning brewery in the state and provided living wages to our staff of over 20 people. I am a strong supporter of small business and our local entrepreneurs. Lahaina was the heart of the entrepreneurial community in Maui and with the devastation of the fires, this group of extremely hard-working people have been severely impacted.

Retuning to Lahaina to rebuild is my ultimate goal. I look forward to this committee's support in those efforts.

I humbly ask for your support for our community and pass this bill.  
Thank you for the opportunity to provide testimony.

Mary Anderson  
President/Owner Lahaina Brewery Inc.  
910 Honoapiilani HWY #55  
Lahaina HI 96761

808-303-9491  
mary@koholabrewery.com



**Testimony to the House Committee on Water & Land  
Representative Mark J. Hashem, Chair  
Representative Rachele F. Lamosao, Vice Chair**

**Thursday, February 6, at 9:00AM  
Conference Room 411 & Videoconference**

**RE: HB1181 Relating to Workforce Housing**

Aloha e Chair Hashem, Vice Chair Lamosao, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports House Bill 1181 (HB1181), which narrows the scope of the definition of the term "development" in coastal zone management law by excluding reconstruction of certain lawfully constructed structures impacted by certain events.

HB1181 aligns with our 2030 Blueprint for Hawaii: An Economic Action Plan, specifically under the policy pillar for Business Services. This bill promotes policies that drive economic growth, enhance workforce opportunities, and improve the quality of life for Hawaii's residents.

Hawaii's disaster recovery efforts are often delayed by regulatory barriers that complicate rebuilding in special management areas. This bill amends the definition of "development" under coastal zone laws to exempt the reconstruction of lawfully built structures damaged or destroyed in a state- or locally declared emergency, as long as they are outside coastal hazard zones prone to waves, storm surges, or sea level rise. The exemption applies only if the new structure maintains its original footprint and dimensions, ensuring alignment with prior land use while streamlining rebuilding.

By eliminating unnecessary permitting delays, this bill expedites recovery while maintaining environmental safeguards. It enables communities to restore homes, businesses, and economic activity more quickly while ensuring projects with significant environmental impacts remain subject to oversight. Effective July 1, 2025, this measure supports efficient, responsible rebuilding, and the Chamber backs it as a critical step toward economic resilience and disaster recovery.

The Chamber of Commerce Hawaii is the state's leading business advocacy organization, dedicated to improving Hawaii's economy and securing Hawaii's future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.

We respectfully ask to pass House Bill 1181. Thank you for the opportunity to testify.

Senate Committee on Water and Land  
Chair Hashem  
Vice Chair Lamosao

DATE: February 6, 2025  
TIME: 9:00am  
PLACE: Conference Room 411  
State Capitol  
415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF HB1181  
Testimony of Jeffrey Ueoka

Chair Hashem, Vice Chair Lamosao, and members of the Committee,

Thank you for the opportunity to provide testimony in support of HB1181. I am a land use attorney on Maui assisting Front Street Recovery (a coalition of business owners dedicated to rebuilding and revitalizing Front Street). HB1181 will support the expedient and efficient rebuilding of Front Street. The proposal supports the rebuild of all disaster-stricken areas (save for those disasters related to coastal hazards) in the Special Management Area, and it limits reconstruction to what was there before the disaster, which will not result in an increased impact to the special management area. This measure will assist with Front Street Recovery's efforts to rebuild Front Street.

I humbly ask that you support Front Street Recovery's efforts to rebuild and pass this bill.

Thank you for the opportunity to provide testimony on this bill.

Jeffrey Ueoka  
2145 Wells Street, Suite 406, Wailuku, Hawaii 96793  
(808) 481-4210  
jeff@wslmaui.com



Feb. 6, 2025, 9 a.m.  
Hawaii State Capitol  
Conference Room 411 and Videoconference

**To: House Committee on Water and Land**

**Rep. Mark Hashem, Chair**

**Rep. Rachel Lamosao, Vice-Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: HB1181 — RELATING TO COASTAL ZONE MANAGEMENT

Aloha Chair Hashem, Vice-Chair Lamosao and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [HB1181](#), which would exempt any structure from needing a special management area minor or use permit if it has been damaged or destroyed by a disaster proclaimed by the governor or a county mayor.

The bill includes the caveat that for a structure to qualify for this exemption, it must be rebuilt with a similar footprint and with similar dimensions to its original state.

It also makes clear that the structure must not be on a shoreline parcel, and the disaster that damaged or destroyed it must not be a tsunami, wave, storm surge or other similar ocean-related event.

That last point aside, this measure is critical for Lahaina's comeback.

Gov. Josh Green provided multifamily dwellings an exemption from SMA rules in an October emergency proclamation, in addition to the exemption that already exists in statute for most single-family homes.<sup>1</sup> But without a streamlined SMA process, Lahaina's businesses will face an uphill battle to return to their community, since obtaining an SMA use permit from Maui County could take years.

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<sup>1</sup> ["Eighteenth Proclamation Relating to Wildfire,"](#) Office of the Governor, Oct. 8, 2024, p. 10.

Typically, this involves an application to the Maui Planning Department and a hearing from the Maui County Planning Commission. Over the past decade, since Jan. 1, 2015, the Maui Planning Commission has issued only 41 SMA use permits.<sup>2</sup> At the rate of four per year, it would take the county decades to approve all the permits needed for Lahaina's businesses to rebuild.

If businesses cannot return to Lahaina in a timely manner, there will be fewer entrepreneurial and job opportunities for residents, and the town could lose much of its community, and certainly its historic charm and character.

We ask the Committee to advance this measure to give Lahaina's people a better chance to rebuild and thrive.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

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<sup>2</sup> [Maui's Automated Planning and Permitting System](#), accessed Jan. 31, 2025. Plan type: SM1 - Special Management Area Use Permit - Maui. Status: Approved. Applied date: From 1/1/2025.

**HB-1181**

Submitted on: 2/4/2025 1:37:34 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Marc D Godt	Individual	Support	Written Testimony Only

Comments:

Aloha Honorable Members of the Committe

**I am in complete SUPPORT of bill HB1181.**

Any action that can move Lahaina towards rebuilding back the way Lahaina was before the fire needs to be taken. If the fire had not occurred, all the buildings makai of front street would still be there. To deny the fact they existed makes no sense. Allowing them to rebuild as close to how they were before the fire is the Best Solution.

We the people of Lahaina want our town to thrive, prosper, and support our families. We intend to protect both our recent and ancient history. We can learn from our cultural sites and protect them in perpetuity WHILE the commercial aspect of Front Street returns.

Modern architecture and building design can ensure the character of our town is allowed to shine within the safety of modern building standards. However, the building location and footprint must be allowed to be rebuilt.

**Please STRONGLY SUPPORT HB1181** and any other legislation that allows the people of Lahaina to Rebuild our beloved town.

Mahalo Nui

Marc D. Godt &amp; Family

godtco@alumni.usc.edu

LAHAINA

**HB-1181**

Submitted on: 2/4/2025 3:14:29 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Debbie Wyand	Individual	Support	Written Testimony Only

Comments:

Please vote yes. We need to rebuild Lahaina. It's time to eliminate the red tape and bring our town back to what it was. I strongly support this bill

**HB-1181**

Submitted on: 2/4/2025 7:47:11 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nicholas Zehr	Individual	Support	Written Testimony Only

## Comments:

Honorable Chair, Vice Chair, and Members of the Committee,

I submit this testimony in support of HB1181, which clarifies and expands exemptions under Hawaii's Coastal Zone Management Act to reduce unnecessary regulatory barriers, protect property rights, and facilitate economic recovery for residents and businesses.

This bill aligns with the fundamental principle that individuals, not bureaucracies, should have the primary say in how they use and rebuild their land. By expanding the list of activities exempt from excessive permitting and regulation, this bill ensures that property owners—especially those in disaster-stricken communities—do not face unnecessary delays or costs when repairing or improving their properties.

The people of Hawaii deserve the ability to rebuild their homes, businesses, and livelihoods without excessive government interference. By clarifying exemptions for reconstruction, particularly for those affected by state-declared disasters, this bill removes burdensome permitting processes that could otherwise slow down recovery.

Following the devastating Lahaina fires, thousands of displaced residents and business owners need a clear, expedited path to rebuilding. This bill removes red tape that could hinder their ability to reconstruct homes and essential infrastructure. While environmental protections are important, we must not allow overregulation to stand in the way of recovery.

By ensuring that lawful structures can be rebuilt without excessive regulatory hurdles, this bill provides much-needed certainty to families and business owners trying to restore their livelihoods.

This bill limits government overreach while still allowing for reasonable environmental oversight. Importantly, it prevents regulatory agencies from arbitrarily redefining "development" in ways that could obstruct essential rebuilding projects. While some government oversight is necessary, broad discretionary power often leads to unpredictable enforcement and unnecessary restrictions on private landowners.

Furthermore, this bill recognizes the cultural and economic importance of agriculture, aquaculture, and traditional land use practices. By exempting these from excessive regulation, we promote food security and sustainability—values essential to Hawaii's long-term resilience.

For these reasons, I urge the committee to pass this bill without delay. Mahalo for your time and consideration,

Nicholas Zehr

## **TESTIMONY IN SUPPORT OF HB1181**

Aloha Chair Hashem, Vice Chair Lamosao and members of the committee.

Thank you for the opportunity to provide testimony in support of HB1181.

My family is the fee simple owner of the Pioneer Inn property adjacent to Lahaina Harbor. The Pioneer Inn, which my great grandfather opened for business in 1901, was the oldest continuously operating hotel in Hawaii until it was destroyed in the August 8, 2023 wildfire. It is one of the few contributing buildings to the National Historic Landmark and has been an integral part of Lahaina history and community for 122 years. The hotel, restaurant, and retail businesses located at the Pioneer Inn provided hundreds of jobs.

Our hope is that our building will be able to be rebuilt to its former scale, appearance, and use as it existed prior to the wildfire.

Please support the rebuilding of historic Lahaina by passing HB1181.

Mahalo,

G. Warren Freeland

46 Leiohu Circle

Makawao, HI 96768

(808) 276-5999

[gwarrenfreeland@gmail.com](mailto:gwarrenfreeland@gmail.com)

**HB-1181**

Submitted on: 2/4/2025 10:32:39 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Dr. Jeffrey Rosett	Individual	Support	Written Testimony Only

Comments:

I support HB1181. There are many families like mine who have lost homes in the Lahaina wildfire who continue to work hard everyday to pay a mortgage but cannot get approval to rebuild. Please help us get our homes back.

mahalo,

Dr. Jeffrey Rosett

MMMC Intensive Care Unit



**HB-1181**

Submitted on: 2/4/2025 11:36:08 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Laurie Lowson	Individual	Support	Written Testimony Only

## Comments:

Please support HB 1181 to help us restore Lahaina as it was prior to the Lahaina Wildfires of august 8, 2023. We need to build a vibrant, safe Lahaina Town. I have been a full time resident of Lahaina, Maui since September 1977 and I miss my home town. Mahalo for your consideration of the people who love and miss Lahaina. With Aloha, Laurie Lowson, Lahaina HI

**HB-1181**

Submitted on: 2/5/2025 1:59:49 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Thomas Staubitser	Individual	Support	Written Testimony Only

## Comments:

My wife and I are in support of Bill HB 1181. It has been 11/2 years since the devastating fires that took our home and thousands of structures in Lahaina. When looking on MAPPS web site our permit application is only 14% complete. The current process is taking too long and costing homeowners, Lahaina and Maui valuable time and money. This bill would would help homeowners rebuild efficiently and allow us to move on with our lives.

We respectfully request that all legislators support this bill and continue to work towards a timely and efficient recovery for the homeowners on Maui.

Thank you.

Thomas and Marlene Staubitser

## **HB-1181**

Submitted on: 2/5/2025 3:00:02 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Zachary LaPrade	Individual	Support	Written Testimony Only

Comments:

### **TESTIMONY IN STRONG SUPPORT OF HB 1181**

**House Committee on Water & Land**

**Hearing Date: Thursday, February 6, 2025**

**Time: 9:00 AM**

**Location: Conference Room 411 & Via Videoconference**

**Submitted by: Zachary LaPrade**

**Business Owner & Fire Victim, Lahaina, Maui**

Chair Hashem, Vice Chair Lamosao, and Members of the Committee,

I am submitting this testimony in **strong support** of **HB 1181**, which will **streamline the rebuilding process for disaster victims** while maintaining appropriate environmental protections. As a **business owner and fire victim in Lahaina**, I have personally experienced the overwhelming bureaucratic red tape that has slowed and, in some cases, completely stalled recovery efforts in our coastal zones.

This bill is **critical** because it:

1. **Allows fire victims and other disaster survivors to rebuild more efficiently**—without unnecessary delays from permitting requirements that were never meant to apply to urgent reconstruction.
2. **Clarifies that coastal zone protections should not be a roadblock for those trying to recover from disasters** that were not caused by coastal hazards.
3. **Balances environmental concerns with the urgent need for economic and community recovery**, particularly for local businesses and residents who depend on timely rebuilding.

Right now, **many of us are stuck navigating excessive regulations** while simply trying to restore our homes, businesses, and livelihoods. HB 1181 **removes barriers** for responsible reconstruction **without compromising Hawaii's coastal protections**. It ensures that rebuilding efforts can move forward after disasters like wildfires while still preventing developments that would harm coastal resilience.

I urge you to **pass this bill without delay** and allow fire victims and business owners the chance to recover **without unnecessary bureaucratic obstacles**.

Mahalo for your time and consideration.

**Zachary LaPrade**  
Lahaina, Maui

**HB-1181**

Submitted on: 2/5/2025 4:53:32 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Matthew Moog MD	Individual	Support	Written Testimony Only

Comments:

Aloha Hawaii, state legislators, I fully support this bill to rebuild Lahaina.

My name is Matt Moog, MD. I left my mainland practice and obtained my medical license and staff privileges at Maui Memorial in 2023. We sold our home in Wyoming that summer so we could make our permanent home in Puamana. We arrived to enroll my son in school August 6th, and lost everything two days later. My son and I are Lahaina fire survivors. Since my family had to rent Upcountry, we see every day Maui's economy worsening since the fire. We've seen Maui's doctors leaving for the mainland. Letting us rebuild Lahaina may not completely solve the housing shortage, but it's a start. I spent my entire life working to pay for our destroyed townhome, and we haven't gotten much hope that this waiting will end.

I can't work in Maui without our house, and I know physicians on the mainland aren't coming if they see what happens to homeowners there. We were going to live in our house in Lahaina, not rent it out, and we didn't have a place on the shoreline. We just heard our entire neighborhood had its permitting shelved. Governor Newsom suspended all shoreline permit regulations while the LA fire was still burning. Rebuilding will demonstrate Maui is a safe place to trust a lifetime of sacrifices it takes to live here.

Passing this bill could help Maui's housing, economy, and even doctor shortages right away. Or Maui county will go down with a sad history of burned out, scraped lots where Lahaina once drove Maui's economy as a vibrant and historic place. For that matter, the businesses of Lahaina need to rebuild as soon as possible. It's been a year and a half and only one home has been rebuilt, while homeowners and families go bankrupt, residents leave the island and businesses lose their ability to come back. Please help all of the homeowners rebuild, this process has been incredibly complex and time consuming, and we haven't been able to get anybody in our neighborhood and community through the process to get a building permit.

**HB-1181**

Submitted on: 2/5/2025 5:02:02 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jeffrey James	Individual	Support	Written Testimony Only

Comments:

I support this bill.

Please support all legislation that streamlines the building process.Including shoreline properties.'

Wells Fargo has issued a Shortsale notice on my property. I need to get it rebuilt asap.

Thank you

**HB-1181**

Submitted on: 2/5/2025 5:26:15 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Leslie Piazza	Individual	Support	Written Testimony Only

## Comments:

Hello ~ I am a homeowner in Lahaina. My family has owned 57-1 Pualoke Place Lahaina (part of the Puamana development) since 1986. I strongly support HB 1503 and HB 1181. These bills will help families rebuild their properties, regain their livelihoods and bring a sense of normalcy back to everyone in Lahaina. We cannot let the land languish for months and years and take a slow approach to rebuilding. The rebuilding process must begin as soon as possible. People need their homes rebuilt, their communities restored and their livelihoods and families brought back together. That is what Lahaina is about. We need to keep people on the island working and living together in harmony. Please do all that is possible to move forward with HB 1053 and HB 1181.

Thank you,

Leslie Piazza



**HB-1181**

Submitted on: 2/5/2025 6:11:04 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mary Green	Individual	Support	Written Testimony Only

## Comments:

As a longtime property owner in Lahaina, I strongly urge you to support HB1181 which will ensure a more timely and efficient recovery for homeowners and businesses so negatively impacted by the wildfires in Lahaina. I appreciate your efforts to mitigate the burdensome requirements of permitting which have been so difficult for suffering residents.

We are homeowners in Lahaina, and we strongly support **HB1503** and **HB1181**. The rebuilding process has been stalled by the current, very complicated permitting process. We are not asking for new development, just the ability to rebuild what we lost in the fire in a timely and efficient manner. The complex and time-consuming permitting process has taken such a toll already, both financially and emotionally on so many of us who just want the ability to rebuild our homes, businesses, and community. We are not any closer to getting our permits approved today than we were a year ago when we started the process. The longer the permitting process remains so difficult to navigate, the more people are going to give up hope that Lahaina can ever be rebuilt. It is hard to explain how frustrating it is, after losing everything in an afternoon including our beloved Lahaina community and sense of safety, we are still waiting, 18 months later, to see IF there is a path forward to rebuilding. I humbly urge you to not only support **HB1503** and **HB1181** but do everything in your power to help all affected homeowners and businesses, including those with shoreline properties, rebuild now.

Mahalo for your time and consideration.

Tom and Carrie Rolfes  
40 Puakukui Place  
Patrick Rolfes  
668 Luakini St

**HB-1181**

Submitted on: 2/5/2025 6:27:01 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jeffrey Gregory	Individual	Support	Written Testimony Only

Comments:

I am a homeowner whose property was completely destroyed in the Lahaina Wildfires on Aug 8, 2023. While I understand that physical recovery will take time, I've been disappointed by the slow pace of rebuilding thus far. I want to be able to return to the home that I miss so much.

To help get Lahaina back on its feet, we need a rebuilding process that is less time-consuming and difficult.

I strongly support HB1181 as it will help enable property owners to rebuild without further unreasonable delays.

**HB-1181**

Submitted on: 2/5/2025 6:28:24 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Steve Plant	Individual	Support	Written Testimony Only

## Comments:

I am the owner of a Lahaina home that blessedly was not destroyed in the fire. I am writing in support of my fellow Lahaina homeowners to urge passage of both Bill 1503 and Bill 1181. I feel that it is only right to try to make permitting and approvals more smooth for the many people who have lost so much and are already greatly stressed.

Furthermore, I urge that once these bills are passed (please!), that shoreline properties also be addressed.

**HB-1181**

Submitted on: 2/5/2025 6:35:34 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Adrian Utsch	Individual	Support	Written Testimony Only

## Comments:

I lost my home in the August 2023 Lahaina wildfire. The debris from my home has been cleared since March of 2024 but I have been unsuccessful in obtaining permits to rebuild my home. I urge the Legislature of Hawaii to do all it can to clear away unnecessary obstacles that prevent me and my neighbors from rebuilding our homes. I pay a mortgage and HOA fees for a plot of land that I cannot build on. I urge you support and pass HB1181 and all legislation that speeds up the process for fire affected victims to rebuild their homes. I support legislation that allows all fire affected property owners to rebuild whether there are on the shoreline or set back from the shore. Anything that slows or outright prevents homeowners from rebuilding only leads to more losses and suffering for Lahaina residents.

Mahalo,

Adrian Utsch

**HB-1181**

Submitted on: 2/5/2025 6:52:36 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mary Ann Arini	Individual	Support	Written Testimony Only

## Comments:

We ask that you please consider passing HB1181 to help us rebuild our homes and community. Most of us are of retirement age and need to have our lives back as they were. The process has been arduous, needless to say a financial strain to us all. We love our home, our neighborhood and beautiful Lahaina. Please help us in this effort.

To Whom It May Concern:

My name is Laura Sue Peterson. I am a homeowner in Lahaina (35-1 Pualoke Place) and my residence was completely destroyed by the 2023 Lahaina fire. I am writing to state that I strongly support HB 1503 and HB 1181.

Firstly, thank you for your hard work to date for our community. It is greatly appreciated. Home and business owners have taken the brunt of this terrible tragedy. We all deserve a response that is in our best interests as we are the foundation of the community, as residents and business owners, and economically (tax revenue, etc.). As currently contemplated, the rebuilding process is unbelievably complex and time-consuming. We are being met with delays at every turn. This is not fair to Maui's own.

My understanding is that these bills would streamline the permit and approval process. This is essential for making it easier for families to restore their homes.

I urge you to **support HB 1503 and HB 1181** to aid in Lahaina's recovery. Please continue working toward solutions that include all affected homeowners, including those with shoreline properties. Your leadership in passing these bills will make a real difference in our community's ability to rebuild.

Mahalo!

Sue Peterson

**HB-1181**

Submitted on: 2/5/2025 6:56:47 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michele Long	Individual	Support	Written Testimony Only

## Comments:

Aloha Hawaii State House. My name is Michele Long and I own property at 21 Kai Pali Place in Lahaina, which was a personal home (not a rental). Thank you for considering this bill. All of Maui and visitors from all over the world have lost a historic venue with the burning of Lahaina. Now that the lots have been cleared for many months, we are all anxious to move forward with our lives and reinvest in Maui's stability and economy. With rebuilding comes healing for both the individuals who lived and worked in Lahaina, along with the community as a whole.

Current owners should be allowed to rebuild immediately, which is why we very much appreciate this bill.

There are so many of us who want to reinvest in Maui. We want to move forward, heal, rebuild and recreate the amazing Lahaina Town that we all love. Please help us do so by passing HB1181 so that property owners can rebuild without further roadblocks and delays. Mahalo,

Michele Long



**HB-1181**

Submitted on: 2/5/2025 6:58:56 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Leah Johnston	Individual	Support	Written Testimony Only

Comments:

I am in support of HB 1181. We need it to aid in Lahaina's recovery. Please continue to work toward solutions that include ALL affected homeowners, including those with shoreline properties. Please pass in this in order to rebuild all affected properties.

Sincerely,

Leah Johnston

**HB-1181**

Submitted on: 2/5/2025 7:39:12 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark Sager	Individual	Support	Written Testimony Only

Comments:

Please help by allowing our community to rebuild. Please!!

**HB-1181**

Submitted on: 2/5/2025 7:48:06 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nancy Guju Collins	Individual	Support	Written Testimony Only

Comments:

Aloha Hawai'i Legislators,

I am writing in support of Bill 1181. I understand that a lot of decisions and actions are being made to restore the community of Lahaina. Please continue to be proactive to allow for efficiency of rebuilding all structures. My sister (a 40+ year resident of Lahaina) and I own a townhome that was burned to the ground in August 2023 fire. We really need your help to start to make progress.

Mahalo for your efforts for Lahaina,

Nancy G Collins

**HB-1181**

Submitted on: 2/5/2025 7:56:54 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
elise strong	Individual	Support	Written Testimony Only

Comments:

**Aloha and thank you for your service and commitment to our community.**

**I'm writing in strong support of HB1181. We were one of the families who had our home, car and all of our belongings burn to the ground in the Lahaina fires and since then we have been living on the mainland and waiting to be able to return. Please support HB 1181 and other measures that will help us speed the process of rebuilding. As we struggle to pay our mortgage and condo fees for a home that doesn't exist, our financial situation gets scarier by the day. Lahaina has much recovery to do. It is all so hard. Please help us to be able to come home- and to have a home again -as soon as possible. I don't know how long we can afford these bills with no home to live in.**

**Mahalo for your time and service, Elise Strong****808-344-0407****Formerly of 35-4 Pualoke Place Lahaina Hi 96761****Currently residing at 1554 Windrow Dr. Bozeman Mt 59718**

**HB-1181**

Submitted on: 2/5/2025 8:00:05 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Cathy Medina	Individual	Support	Written Testimony Only

Comments:

I fully support HB 1181. This bill is essential to the recovery of Lahaina's homes and businesses.

Delays in permitting are crippling the rebuilding process and adding unnecessary stress and anxiety to fire victims who have already endured so much. Bill 1503 would provide a much-needed path forward, expediting the process and allowing us to restore the unique character of Lahaina that made it so special.

I lost my home in the fire, and every day that passes without progress weighs heavily on me. Like so many others, I am desperate to rebuild—not just my house, but my community. The ability to return home should not be delayed any further.

I strongly urge you to pass Bill 1181. Lahaina's recovery depends on it.

Mahalo for your time and consideration.

Cathy Medina

355 Front Street

**HB-1181**

Submitted on: 2/5/2025 8:21:15 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Tambara Garrick	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Hashem, Vice Chair Lamosao, and members of the committee,

Thank you for the opportunity to provide testimony in **support** of HB1181.

Small businesses are the backbone of Lahaina—they are run by our neighbors, they employ our families, and they shape the identity of our town. Without urgent action, we risk losing not just storefronts, but the people who make Lahaina special.

I humbly ask for your support in passing HB1181 to help provide a necessary part of the framework needed to rebuild and restore Lahaina’s economy. This bill is essential in ensuring that small businesses can return and that our community members can get back to work. Mahalo for your time and consideration.

Tambara Garrick<sup>[LSEP]</sup>(808) 269-8457<sup>[LSEP]</sup>

tambarag@gmail.com

**HB-1181**

Submitted on: 2/5/2025 8:22:24 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Schusser	Individual	Support	Written Testimony Only

Comments:

Please support HB 1503 and HB 1181 to aid in Lahaina's recovery and continue working toward solutions that include all affected homeowners.

Your leadership in passing these bills will make a big difference in our community's ability to rebuild. Mahalo, Dr. Betsy Schusser, Lahaina wildfire victim.

House Committee Water And Land  
February 6th, 2025  
Conference Room 411  
State Capitol  
415 South Beretania Street

## TESTIMONY IN STRONG SUPPORT OF **HB1181**

Aloha Chair Hashem, Vice Chair Lamosao, and Members of the Committee,

Mahalo for the opportunity to testify in **strong support** of **HB1181**. This bill is crucial not only for the recovery efforts following the Lahaina Wildfires but also as a proactive measure to support communities impacted by future natural disasters across our state.

Natural disasters are an unfortunate reality, especially given Hawai'i's geographic vulnerability. When disaster strikes, time is of the essence. HB1181 establishes a clear process for property owners within Special Management Areas to begin rebuilding after such events. This legislation ensures that, regardless of where a disaster occurs in Hawai'i, affected property owners will have guidance and a defined path forward during one of the most challenging times in their lives. This would be one less step these property owners would need to take.

While this bill serves the entire state, it holds immediate significance for those impacted by the Lahaina Wildfires, providing an essential framework to support their recovery and rebuilding efforts.

I respectfully urge your support for HB1181 to help protect the future of Lahaina and ensure communities statewide are better prepared to recover from natural disasters.

Haloa Dudoit

Karey Kapoi LLC



**HB-1181**

Submitted on: 2/5/2025 8:54:38 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Dudley Millikin	Individual	Support	Written Testimony Only

Comments:

Bill HB 1181

I strongly support the passage of Bill HB1181. Mahalo for drafting it. Excluding the definition of “development” for the purposes of coastal zone management restricts for our Lahaina businesses destroyed by the August 8th fire is a good thing to help us rebuild. This legislation will help us all be able to come home sooner. We all just want a vibrant Lahaina again.

**HB-1181**

Submitted on: 2/5/2025 9:01:18 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Jason Toth	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

My name is **Jason Toth**, and I am a resident of Lahaina, a survivor of the **August 8, 2023 wildfire**, and a **homeowner directly impacted by the devastation**. My family lost **our home, our rental property, and our business**, and the challenges we face in rebuilding have been overwhelming—not just financially, but also due to layers of permitting and bureaucratic red tape that continue to slow down recovery.

I **strongly support HB1181**, which will help ensure that homes, businesses, and community structures damaged in disasters **can be rebuilt without unnecessary Coastal Zone Management (CZM) permitting requirements**.

**Rebuilding after a disaster should not be treated as new development**. These structures already existed before the fire, and there is no reason they should be subjected to additional CZM barriers simply because they need to be restored. **HB1181 makes a necessary and long-term change** to state law that will allow families like mine—and many others across Hawaii—to recover faster after any future declared emergency.

This bill is **about fairness and common sense**. When people lose their homes or businesses due to a disaster, they should be able to **rebuild as quickly as possible**, without being forced into lengthy permitting battles. Lahaina’s recovery has already been painfully slow, and it has shown how permitting delays can push families and businesses to the brink. **HB1181 ensures that rebuilding efforts are not stalled by unnecessary red tape, not just now, but in all future disaster recovery efforts**.

I **urge you to pass HB1181 as written** to remove unnecessary obstacles to rebuilding and allow affected communities to restore what was lost.

**Mahalo for your time and consideration.**

**Jason Toth, Lahaina, HI**

**HB-1181**

Submitted on: 2/5/2025 9:11:07 AM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Robin Kean	Individual	Support	Written Testimony Only

Comments:

**In Support of Hawaii House Bill 1181  
Before the House Committee on Water & Land  
Hearing Date: February 6, 2025**

Chair Hashem, Vice Chair Lamosao, and Members of the Committee,

My name is Robin Kean, a commercial landowner on Front Street in Lahaina. I strongly support HB 1181, which proposes to narrow the definition of "development" under coastal zone management laws by excluding the reconstruction of certain lawfully constructed structures impacted by specific events.

This bill is crucial for property owners like myself who have faced unforeseen damages. By refining the definition of "development," HB 1181 facilitates timely reconstruction efforts, ensuring that property owners can restore their buildings without unnecessary regulatory delays. This approach balances the need for efficient rebuilding with the preservation of our coastal zones.

I urge the committee to pass HB 1181 to support property owners in their efforts to rebuild responsibly and promptly.

**Respectfully submitted,**  
Robin Kean

**HB-1181**

Submitted on: 2/5/2025 1:25:01 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
snehal Patel	Individual	Support	Written Testimony Only

Comments:

Written Testimony in Strong Support of HB1181

House Committee on Water and Land

Chair Mark Hashem

Vice Chair Lamosao

PLACE: Conference Room 411, State Capitol, 415 South Beretania Street

**TESTIMONY IN STRONG SUPPORT OF HB1181**

My name is Sne Patel, and I serve as the President of the LahainaTown Action Committee (LAC). I appreciate the opportunity to provide testimony in strong support of HB1181, a bill that will help communities across Hawai‘i recover more efficiently after disasters.

While this bill is not specific to Lahaina, it is still an essential step forward. It will greatly assist in our rebuilding efforts while ensuring that other communities facing similar tragedies in the future are not left without clear guidance or a viable path forward. Disasters do not discriminate, and across our islands, communities must be able to rebuild swiftly and without unnecessary hurdles.

The August 2023 wildfires left Lahaina in devastation, but wildfires, hurricanes, earthquakes, and other disasters can strike anywhere in Hawai‘i. When that happens, property owners need a fair and straightforward process to restore their homes and businesses. HB1181 provides that clarity by ensuring that lawfully built structures damaged or destroyed by a disaster can be rebuilt within their original footprint and dimensions.

This bill does not promote new development—it simply ensures that families and business owners can rebuild what was lost. It eliminates unnecessary roadblocks that only add delays to what is already a difficult and costly recovery process.

Section W is particularly important because it gives property owners the ability to reconstruct without unnecessary friction when recovering from a disaster declared by the governor or mayor. It allows for rebuilding while maintaining environmental protections, ensuring that no further harm is done to fragile ecosystems.

For Lahaina, this bill provides a critical step toward overcoming the challenges that have slowed our recovery. Beyond our community, it sets a precedent for a proactive approach that will

benefit all of Hawai'i. History has shown us that disasters are not a question of if, but when. Our ability to recover depends on having clear, actionable policies in place before the next crisis hits. As we work to restore what was lost, we must also ensure that future generations are not left navigating the same uncertainties we face today. Our future is rooted in our past, and preserving what makes our communities whole is the key to moving forward.

I strongly urge the passage of HB1181 to support the people of Lahaina and ensure that future disaster recovery efforts across Hawai'i can move forward without unnecessary delays or restrictions.

Mahalo for your time and consideration.

Sincerely,  
Sne Patel  
President, LahainaTown Action Committee

**HB-1181**

Submitted on: 2/5/2025 2:58:54 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Soren Carlsen	Individual	Support	Written Testimony Only

Comments:

**Aloha Chair and Members of the Committee,**

I am a Lahaina homeowner and a Maui physician with many patients, friends, and family deeply affected by the delays in reconstruction following the Lahaina fire. I am submitting testimony in **strong support of HB 1503 and HB 1181**, as these bills are essential in helping property owners rebuild efficiently and expeditiously.

**Why These Bills Matter:**

- The current rebuilding process is overly complex and time-consuming, leading to unnecessary delays for families who desperately want to restore their homes.
- HB 1503 and HB 1181 would be a much needed step towards streamline permitting and approval processes, providing a clear pathway for reconstruction while maintaining necessary oversight.
- Although shoreline properties are excluded from these measures, the bills still serve the broader Lahaina community by expediting recovery efforts for the majority of affected homeowners.
- Supporting these bills is critical to ensuring a more efficient and timely recovery for families struggling to rebuild their lives.

**Concerns About Maui County's Role and Opposition to Tamara Paltin's Proposed Amendment:**

Maui County has accepted, as part of a legal settlement, some degree of responsibility for the cause of the Lahaina fire. Given this, there is a **significant conflict of interest** in allowing the County to delay permits or use the rebuilding process as an opportunity to change zoning or restrict property rights.

The proposed amendment by Councilmember Tamara Paltin to exclude transient vacation rentals from continuing as nonconforming uses after a disaster would unfairly penalize property owners, many of whom lost everything in the fire. The County should not exploit this disaster to impose stricter zoning or revoke longstanding property rights.

Instead, I support a **counterproposal** that would protect property owners' rights to rebuild, repair, or reinstate their property to its original state and use. This includes adhering to Governor

Green's 18th Proclamation regarding the suspension of Coastal Zone Management rules, ensuring that homeowners can reconstruct without unnecessary delays or overreach by County entities. Less than a week into the LA fires, Governor Gavin Newsom signed an executive order to suspend permitting and review requirements under the California Environmental Quality Act (CEQA) and the California Coastal Act to allow victims of the recent fires to restore their homes and businesses faster. We need this for Maui now. We needed this 17 months ago.

**Request to Legislators:**

I urge you to pass HB 1503 and HB 1181 to streamline the rebuilding process and protect property owners' rights. I also ask that you reject any measures, such as Tamara Paltin's proposed amendment, that would hinder recovery efforts or infringe on homeowners' ability to restore their properties to their original use.

Time is of the essence, and these bills are critical to helping our community heal and rebuild.

Mahalo for your time and consideration.

Sincerely,  
Soren Carlsen, MD  
Lahaina Homeowner and Maui Physician

**HB-1181**

Submitted on: 2/5/2025 3:18:31 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Thomas Mulvihill	Individual	Support	Written Testimony Only

Comments:

Thank you for supporting HB1181. Any advancement towards rebuilding our community after this horrible nightmare is a lifeline. This Bill, which narrows the coastal zone management law by excluding reconstruction of structures in the burn zone, will at long last allow our community to begin the process of rebuilding. As a direct victim of the fire, I cannot thank you enough for your support of this Bill. Mahalo!!!!



**HB-1181**

Submitted on: 2/5/2025 6:16:14 PM

Testimony for WAL on 2/6/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Judy Sturgis	Individual	Support	Written Testimony Only

Comments:

I am writing in support of HB 1181

Our family has owned our waterfront home located at 11 Kamala Circle, just south of Baby Beach since 1970. For the past 55 years we have enjoyed our beautiful home and the life that Lahaina has provided for our family and dear friends. We are all very devastated by the fire damage to our neighborhood and town. Needless to say, we are hoping to rebuild our homes as soon as possible without unreasonable demands from the County. Passage of HB 1181 will show us the County is working towards streamline the overall rebuild process in our community which hoprfully will also include waterfront properties.

Judy Sturgis