MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

June 9, 2020

MEMORANDUM

TO: MAUI PLANNING COMMISSION
LANAI PLANNING COMMISSION

FROM: MICHELE CHOUTEAU MCLEAN, AICP
PLANNING DIRECTOR

SUBJECT: A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.65 OF THE MAUI COUNTY CODE, RELATING TO SHORT-TERM RENTAL HOME PERMIT LIMITS

The attached Resolution 20-27 from the Maui County Council proposes to reduce the number of short-term rental home (STRH) permits allowed in Section 19.65.030 of the Maui County Code. The numbers proposed by the Council are intended to allow the currently permitted operations as well as applications in process, but allow no new ones, with the exception of Kihei-Makena for which no change is proposed.

Community Plan District	Current Limit	Existing Permits as of 5/26/2020	Proposed by Council
Hana	30	25	23
Kihei-Makena	100	45	100
Makawao-Pukalani-Kula	40	12	11
Paia-Haiku	55	44	55
Wailuku-Kahului	36	6	6
West Maui	88	61	63
Lanai	No limit	19	20
Total	**349**	**212**	**278**

As you may recall, the limit for Paia-Haiku was revised last September with Ordinance 4995, and in March 2020, Ordinance 5059 reduced the limit for STRH permits on Molokai to zero.

The Department of Planning recommends revising the numbers to accommodate current existing permits and submitted permit applications for all districts excluding Molokai, which it believes is the Council's intent. The Department is currently reviewing 18 permit applications for various districts (see table on page 3).

Earlier this year, the Department conducted several outreach activities to obtain public input on phasing-out STRHs altogether because of the negative feedback received from residents who oppose the impact that these operations have on their neighborhoods and communities, and to encourage long-term occupancy of dwellings. Meetings were held with various interest groups, such as the Maui Vacation Rental Association, the Realtors' Association of Maui, the Alliance of Maui Community Associations, and the Maui Hotel and Lodging Association, among others. There was both opposition and support for this proposal from these groups. On March 6, 2020, the Department held a public meeting to gather feedback from the broader community, and the audience, consisting largely of STRH owners and operators, was strongly opposed to the idea in any form.

A phase-out could mean that existing operations are allowed to continue until their permits expire, at which time they could not renew. An alternative could be an attrition approach, where permits are capped at current numbers like the proposed bill, and permits remain valid and can be renewed; but when a permit is closed, revoked or expires, it cannot be replaced and the cap in that region is reduced by one. Any phase-out should be accompanied by a loosening and broadening of regulations regarding bed and breakfast homes (B&Bs) to make these more available to Maui County residents. There is much greater acceptance of B&Bs because they have a long-term owner/operator on-site who is known by the neighbors. However, the Department does not intend to pursue a phase-out of STRH permits as a stand-alone initiative, even though many of these dwellings could be used for long-term housing.

In this time of profound change, we are seeing the effect of our county's economy being completely reliant on tourism. We are seeing that dependence on tourism is neither sustainable nor resilient. It is an ideal time to assess where we are as an island economy and what we want this county to look like for our residents and our visitors in the future.

The Maui Island Plan notes in Chapter 4 that the Hawaii Tourism Authority's report, *The Maui County Tourism Strategic Plan: 2006-2015*, states that, among the four counties, Maui is the most reliant on tourism. Of Maui County's Gross County Product, 39 percent is attributed to tourism, versus a range of 19 to 29 percent for the other counties. This report also notes that a large proportion of jobs in Maui County are low wage jobs, many of them tourism-related. Most households are supported by individuals with two or more jobs.

Diversifying Maui's economy has been a key, longstanding County goal. A move toward a more diversified economy will create more resilience, reduce Maui's reliance on tourism, and reduce our vulnerability to other external economic conditions such as increased fuel costs. Diversification may also reduce the island's dependence on construction for the visitor and off-island housing markets, thereby reducing demand on the island's natural resources. Economic diversification will provide a broader spectrum of job opportunities, including high-skill and higher-paying jobs, thereby increasing jobs that pay a living wage.

The Maui Island Plan also includes Policy 4.2.3.a, "Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population." According to the Hawaii Tourism Authority, as reported by The Maui News on February 3, 2020, visitor numbers reached an average of 66,414 per day on Maui in 2019. That far

exceeds 33 percent of our resident population, which the 2018 Maui County Data Books cites as 154,834. Thirty-three percent of 154,834 is 51,095. The average of 66,414 visitors per day is 42.9 percent of 154,834; this is ten percent greater than is called for in the Maui Island Plan's policy, or 15,319 more tourists per day than the Maui Island Plan sets as a target.

In this context, the Department supports the County Council's proposal to limit the number of STRH permits to the existing number, with minor revisions to accommodate permits currently being processed, and to be consistent with revising the numbers for all the community plan districts.

Community Plan District	Existing Permits as of 5/26/2020	Pending Applications	Department Proposal
Hana	25	2	27
Kihei-Makena	45	5	50
Makawao-Pukalani-Kula	12	0	12
Paia-Haiku	44	3	47
Wailuku-Kahului	6	0	6
West Maui	61	6	67
Lanai	19	2	21
Total	**212**	**18**	**230**

The Department would also appreciate hearing the Commissions' opinions on any additional measures that could be taken as we move toward the "new normal" in our community.

Other proposed revisions to Chapter 19.65 are grammatical in nature.

Recommendation and Options

The Department is recommending approval of the proposed bill with minor amendments to some of the caps to allow for all existing permits and those in the process. The commission has the following options:

1. Recommend approval of the proposed bill to the Maui County Council.
2. Recommend approval of the proposed bill with amendments to the Maui County Council.
3. Recommend denial of the proposed bill to the Maui County Council.
4. Vote to defer action on the proposed bill in order to gather specific additional information.

Attachments
MCM:JMCT
S:\ALL\APO\19.65 STRH\2020CouncilsResos\PlanningCommissionCvrMemoCouncilReso2020.docx

KATHY L. KAOHU
County Clerk

JAMES G.M. KRUEGER
Deputy County Clerk

RECEIVED
2020 MAR 18 PM 2:52
OFFICE OF THE MAYOR

OFFICE OF THE COUNTY CLERK
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/county/clerk

March 18, 2020

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P Victorino 3/18/20
Mayor Date

For transmittal to:

Maui Planning Commission
Planning Department
County of Maui
Wailuku, Hawaii 96793

Dear Chair and Members:

Transmitted herewith is a certified copy of Resolution No. 20-27, which was adopted by the Council of the County of Maui, State of Hawaii, on March 13, 2020.

Respectfully,

Kathy L. Kaohu

KATHY L. KAOHU
County Clerk

/lks

Enclosure

Resolution

No. 20-27

REFERRING TO THE MAUI AND LANAI PLANNING COMMISSIONS A PROPOSED BILL TO AMEND THE COMPREHENSIVE ZONING ORDINANCE RELATING TO SHORT-TERM RENTAL HOME PERMITS ON MAUI AND LANAI

WHEREAS, the Council is considering a proposed bill to reduce the number of Short-Term Rental Home permits for Maui and Lanai by establishing or revising caps for community plan areas; and

WHEREAS, 6,919 apartments are permissibly used for transient accommodations without requiring a Short-Term Rental Home permit throughout Maui County; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commission must review proposed land use ordinances and amendments, and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the proposed bill, entitled "A BILL FOR AN ORDINANCE RELATING TO SHORT-TERM RENTAL HOME PERMITS IN MAUI AND LANAI COMMUNITY PLAN AREAS," a copy of which is attached as Exhibit "1," to the Maui Planning Commission and Lanai Planning Commission for appropriate action, under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended;

2. That it respectfully requests that the Maui Planning Commission and Lanai Planning Commission transmit their findings and recommendations to the Council as expeditiously as possible; and

3. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, the Maui Planning Commission, and the Lanai Planning Commission.

Resolution No. 20-27

APPROVED AS TO FORM AND
LEGALITY:

Deputy Corporation Counsel
County of Maui

paf:alkl:20-015i

ORDINANCE NO. _____

BILL NO. _____ (2020)

A BILL FOR AN ORDINANCE RELATING TO SHORT-TERM RENTAL HOME PERMITS IN THE MAUI AND LANAI COMMUNITY PLAN AREAS

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Section 19.65.030, Maui County Code, is amended to read as follows:

"**19.65.030 Restrictions and standards.** Short-term rental homes are subject to the following restrictions and standards:

A. The short-term rental home use is permitted in no more than two single-family dwelling units per lot, except that short-term rental use [shall] is not [be] permitted in any accessory dwelling [pursuant to chapter 19.35 of this title]. No more than one short-term rental home permit [shall] may be approved for any lot, except [when] for lots that are subject to a condominium property regime [pursuant to] under chapter 514A or chapter 514B, Hawaii Revised Statutes, the following [shall] apply:

1. If the applicant owns all condominium units on the lot, only one permit may be granted for that lot.

2. If the applicant does not own all condominium units on the lot, each condominium unit will be considered a lot for purposes of this chapter and each unit owner will be eligible to apply for a short-term rental home permit, except that no owner may hold more than one short-term rental home permit.

3. Irrespective of ownership, each condominium unit [shall be] is considered a separate lot for purposes of notification and planning commission review thresholds [pursuant to] under subsection 19.65.060(A)(2).

4. For the purposes of this chapter, any reference to a short-term rental home property [shall mean] means a property, lot, or condominium unit.

B. Each permitted dwelling unit on a short-term rental home property [shall] must be rented to one group with a single rental agreement, except:

1. On the island of Lanai.

2. Any short-term rental home where the owner resides on an adjacent lot.

C. The permit holder [shall] must have a current transient accommodations tax license and general excise tax license for the short-term rental home.

D. The permit holder [shall] must:

1. Hold a minimum of a 50 percent interest in the legal title to the lot on which the short-term rental home is located, except as provided in subsection 19.65.030(G).

2. Serve as manager of the short-term rental home; [provided that,] except that, the permit holder may designate:

a. An immediate adult family member of the permit holder to serve as manager. Immediate family includes a person's parents, spouse, children and their spouses, siblings, stepparents, stepchildren, adopted children and their spouses, and hanai children.

b. An individual with an active State of Hawaii real estate license to serve as manager, except for properties located in the Hana or Lanai community plan areas, where an individual may act as a manager as allowed by State law.

c. An adult to serve as a temporary manager for up to forty-five days in a twelve-month period.

3. [The permit holder shall notify] Notify the department and the immediate adjacent neighbors of:

a. Any designation of an individual as manager [pursuant to] under this section, including a statement of the designated manager's tenure, residential and business addresses, and telephone numbers.

b. Any change in the manager's addresses or telephone numbers.

E. The manager of the short-term rental home [shall] must:

1. Be accessible to guests, neighbors, and County agencies. For purposes of this section, "accessible" means being able to answer the telephone at all times, being able to be physically present at the short-term rental home within one hour following a request by a guest, a neighbor, or a County agency, and having an office or residence within thirty driving miles.

2. Ensure compliance with State department of health regulations, this chapter, permit conditions, and other applicable laws and regulations.

3. Enforce the house policies.

4. Collect all rental fees.

F. The short-term rental home shall only be rented when the manager is accessible.

G. The short-term rental home permit is issued in the name of the applicant, who [shall] must be a natural person or

persons holding a minimum of a 50 percent interest in the legal title in the lot; except that, a permit may be issued for a lot owned by a family trust, a corporation, a limited liability partnership, or a limited liability company if the following criteria are met:

1. The applicant is a natural person or persons who is a trustee or who are trustees of the family trust, or who represents 50 percent or more of the partners of a limited liability partnership, 50 percent or more of the corporate shareholders of a corporation, or 50 percent or more of the members of a limited liability company.

2. The limited liability partnership, corporation, or limited liability company is not publicly traded.

3. All of the trustees, partners, corporation's shareholders, or limited liability company's members are natural persons, and if there is more than one trustee, partner, shareholder, or member, they [shall] be related by blood, adoption, marriage, or civil union.

H. An applicant may hold no more than one short-term rental home permit, except when:

1. Additional permits are for short-term rental homes that each have a [County assessed] County-assessed market value of $3,200,000 or higher at the time of each application.

2. The permit holder filed complete applications for the short-term rental home permits within one year of this chapter's original effective date of May 23, 2012.

I. A permit is not transferable; except that, a permit may be transferred upon the death of a permit holder to an immediate family member as defined in subsection 19.65.030(D)(2)(a).

J. The applicant [shall] must provide with the application, copies of any applicable homeowner or condominium association bylaws or rules and any other applicable private conditions, covenants, or restrictions. The documents, if any, [shall] will assist the department in determining the character of the neighborhood.

K. The number of bedrooms used for short-term rental home use on a short-term rental home lot [shall] must be no greater than six on Lanai and Maui and no greater than three on [Molokai] Moloka`i. The total number of guests staying in the short-term rental home at any one time [shall] must be no greater than two times the number of bedrooms.

L. Single-station smoke detectors [shall] must be installed in all guest bedrooms.

M. Single-family dwellings used as short-term rental homes [shall] do not qualify for real property tax exemptions permitted [pursuant to] under chapter 3.48 [of this code].

N. Short-term rental homes [shall] must conform to the character of the existing neighborhood in which they are situated.

Prior to issuing a permit, the department or applicable planning commission [shall] must consider the following:

1. If a proposed short-term rental home property is subject to any homeowner, condominium association, or other private conditions, covenants, or restrictions, then correspondence from the association or other entity responsible for the enforcement of the conditions, covenants, or restrictions is required. The correspondence [shall] must include specific conditions that determine whether [or not] the proposed short-term rental home use is allowed. The correspondence [shall] will be used to assist the department in determining the character of the neighborhood. If no [such] association or entity exists, this requirement [shall] does not apply. The director and the planning commissions [shall] will not be bound by any private conditions, covenants, or restrictions upon the subject parcel. Any [such] limitations may be enforced against the property owner through appropriate civil action.

2. Existing land-use entitlements and uses.

3. The applicable community plan.

4. Community input.

5. Potential adverse impacts, including excessive noise, traffic, and garbage.

6. The number of permitted short-term rental homes surrounding the proposed short-term rental home property and their distance to the property.

7. The number and substance of protests to the short-term rental home application and protests related to the cumulative short-term rental homes in the neighborhood or area.

8. Existing or past complaints about rental operations on the property.

9. Existing or past noncompliance with government requirements and the degree of cooperation by the applicant to become compliant.

O. Short-term rental homes [shall be] are limited to single-family dwelling units constructed at least five years prior to the date of application for the short-term rental home permit, and the dwelling unit [shall] must be owned by the applicant for at least five years prior to the date of application.

P. A two-square-foot sign [shall] must be displayed along the main access road of the short-term rental home identifying the valid short-term rental home permit, a twenty-four-hour telephone number for the owner or the manager, and a telephone number for the department. The signs [shall] are not [be] subject to the provisions of chapter 16.13 [of this code].

Q. The permit holder or manager [shall] must prominently display "house policies" within the dwelling. The house policies [shall] must be included in the rental agreement, which [shall] must be signed by each registered adult guest. At a minimum, the house policies [shall] must include:

1. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from the short-term rental home [shall] must not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours [shall] must not be more excessive than would be otherwise associated with a residential area.

2. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited.

3. Vehicles [shall] must be parked in the designated onsite parking area and [shall] must not be parked on the street.

4. [No parties] Parties or group gatherings [other than registered guests shall occur] are not allowed.

R. The County [shall be] is restricted in approving the number of permits for short-term rental homes as distributed per the following community plan areas and as further restricted by the applicable community plan:

1. Hana: [30] 23.

2. Kihei-Makena: 100; with no more than five permitted short-term rental homes in the subdivision commonly known as Maui Meadows.

3. Makawao-Pukalani-Kula: [40] 11.

4. Paia-Haiku: 55; except that new permits [shall] may not be issued for properties within the special management area [so as] to avoid proliferation of this use and subsequent changes in the character of the region's coast.

5. Wailuku-Kahului: [36] 6.

6. West Maui: [88] 63.

7. [Moloka'i] Moloka`i: 0.

8. Lana`i: 20

The council [shall] must review the community plan short-term rental home restrictions when the number of approved short-term rental homes exceeds 90 percent of the restriction number. Transient vacation rentals operating with a conditional permit [pursuant to] under chapter 19.40 [shall] must be included in the number of short-term rental homes permitted [pursuant to] under this subsection.

S. Prior to issuing a permit, the director or planning commissions may impose conditions for a short-term rental home if

the conditions are reasonably designed to mitigate adverse impacts to the neighborhood.

T. Any dwelling unit developed in accordance with chapter 201H, Hawaii Revised Statutes, or chapter 2.96 of this code [shall] may not be used as a short-term rental home."

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

APPROVED AS TO FORM AND
LEGALITY:

_____
Department of the Corporation Counsel
County of Maui

paf:alkl:20-015h

COUNCIL OF THE COUNTY OF MAUI

WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that RESOLUTION NO. 20-27 was adopted by the Council of the County o f Maui, State of Hawaii, on the 13th day of March, 2020, by the following vote:

MEMBERS	Alice L. LEE Chair	Keani N. W. RAWLINS-FERNANDEZ Vice-Chair	G. Riki HOKAMA	Natalie A. KAMA	Kelly T. KING	Michael J. MOLINA	Tamara A. M. PALTIN	Shane M. SINENCI	Yuki Lei K. SUGIMURA
ROLL CALL	Aye	Aye	Aye	Aye	No	Aye	Aye	Excused	Excused

Kathy L. Kuohu

COUNTY CLERK

Short-Term Rental Homes (STRHs)

Single Family Residences operated by designated managers

Issue/Renew Dates through 3/31/2020

Maui

There are more than 16,000 units (i.e., apartments, condos, houses) that are legally eligible to operate as short-term (less than six months) rentals without requiring a short-term rental permit. These units are generally located in districts zoned for hotel use, but some are also located in apartment districts, or are covered by other pre-existing situations. The operation of short-term rentals in these zoning districts is consistent with current County of Maui zoning ordinances, Community Plans, General Plan, and State law. All short-term rentals are also required to pay State of Hawaii General Excise Tax (GET) and Transient Accommodation Tax (TAT). It is recommended that you inquire with the owner as to whether they are operating in compliance with all current laws.

Outside of the above zoning districts, there are short-term rentals that have received approval to operate using one of the: Short-Term Rental Home Permit, Bed & Breakfast Permit or Conditional Permits. Each of these permits has specific operating requirements. All short-term rental home (STRH) operations are required to have a designated manager who is available by telephone at all times and can arrive onsite within one (1) hour in case they are called, all parking is required to be onsite (no parking on the street), and all advertising must include the short-term rental home permit number indicated below. Short-Term Rental Home operations may have up to a total six (6) bedrooms distributed over two (2) licensed STRH dwellings.

The County's permit database (which may not be fully complete) includes the list below of Short-Term Rental Home Permits approved for operation by the County of Maui.

Hana Community Plan Region - Limited to 30 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STHA 2013/0001	KOALI RANCH COTTAGE	2150070020000	46014 HANA HWY	HANA	1	1
STHA 2013/0003	HANA'S HEAVEN	2140110050000	355 WAIOHONU RD	HANA	2	1
STHA 2013/0006	HALE NOA	2130090910000	175 ULAINO RD 8E	HANA	2	1
STHA 2014/0001	HANA GARDENLAND STRH	2130090270000	65 KALO RD	HANA	4	1
STHA 2014/0002	HANA BEACH HOUSE	2140050160000	4975 UAKEA RD	HANA	2	1
STHA 2015/0005	HANA BAY VIEW	2140140300000	4875 HANA HWY	HANA	3	2
STHA 2016/0001	EKENA	2130090130000	290 KALO RD	HANA	3	1
STHA 2016/0003	LUANA COTTAGE	2130050190000	36 WAINAPANAPA RD	HANA	2	1
STHA 2016/0004	HAMOA BAY HOUSE	2140100020000	6463 HANA HWY	HANA	3	2
STHA 2016/0005	HAMOA BEACH HOUSE	2140080060000	485 HANEOO RD	HANA	3	1
STHA 2016/0006	GUESTHOUSES AT MALAN	2140100240000	6776 HANA HY	HANA	3	2
STHA 2017/0001	HANA COUNTRY COTTAGE	2150040180000	46852 HANA HY	HANA	2	1
STHA 2017/0002	FISHER'S HANA HALE	2140140160000	4816 UAKEA RD	HANA	2	1
STHA 2017/0003	HANA BEACHFRONT HALE	2140050330000	140 WAIKOLOA RD	HANA	2	1
STHA 2018/0001	HANA'S TRADEWIND COT	2130091070000	143 ALALELE PL	HANA	4	1
STHA 2018/0002	HALE NANEA	2140030510000	5440 HANA HWY 7G	HANA	2	1
STHA 2018/0003	KAWIKA'S HILL	2120030400000	1400 HANA HY	HANA	2	1
STHA 2018/0004	HANA OCEAN VIEW PARA	2140030400000	HANA HWY	HANA	3	1
STHA 2018/0005	THE HANA HOMESTEAD	2140130340000	77 KEANINI DR	HANA	3	1
STHA 2018/0006	HANA OCEANFRONT	2140080330000	522 HANEOO RD	HANA	3	2
STHA 2019/0002	HANA COASTAL COTTAGE	2140050230000	4893 UAKEA RD	HANA	3	2
STHA 2019/0003	HANA OCEAN PALMS	2140120140000	6892 HANA HWY	HANA	2	1
STHA 2019/0004	THE HANA ESTATE	2130090760000	110 MAIA RD 8E	HANA	5	1
STHA 2020/0001	HANA NAUTILUS	2130030150001	2575 A HANA HWY	HANA	3	1
Sub Total: 24						

(continued on next page)

Kihei-Makena Community Plan Region - Limited to 100 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STKM 2012/0001	HALE ALANA VAC B&B	2210170400000	3378 KEHA DRIVE 5K	KIHEI	3	1
STKM 2012/0002	MAKENA COTTAGE	2210070060000	5232 MAKENA RD	KIHEI	3	2
STKM 2012/0003	MAKENA MAKAI	2210070740000	5260 MAKENA RD	KIHEI	3	1
STKM 2013/0002	MAUI DOLPHIN HOUSE	2210140330000	3365 AKALA DR 5K	KIHEI	4	1
STKM 2013/0003	MAUI BEACH COTTAGE	2210070610000	174 MAKENA RD	KIHEI	2	1
STKM 2013/0004	SUNNY SOUTH MAUI	2210170500000	563 KALEO PL	KIHEI	3	1
STKM 2013/0006	SLOANE RESIDENCE	2210141160000	736 MILILANI PL 5K	KIHEI	3	1
STKM 2013/0007	SAPPHIRE SEAS BEACH	2390100160000	1498 HALAMA ST 5E	KIHEI	4	1
STKM 2013/0008	BLISS BEACH HOUSE	2390100370000	1551 N ALANIU PL 5E	KIHEI	4	1
STKM 2013/0009	HALE LUANA	2390030650000	65 ALAHELE PL	KIHEI	4	1
STKM 2013/0011	HALE MAKENA	2210070870000	5110 MAKENA RD	KIHEI	4	1
STKM 2013/0012	MAUI HOUSE 4 RENT	2390370610000	293 ALAUME ST 5G	KIHEI	5	1
STKM 2013/0014	KIHEI OASIS	2390390670000	482 A KAIOLA PL	KIHEI	3	1
STKM 2013/0017	MOANA HIDEAWAY	2390100180000	1484 HALAMA ST 5E	KIHEI	4	2
STKM 2013/0018	CAJUDOY'S HALE	2390030690000	40 HALELANI PL	KIHEI	3	1
STKM 2014/0001	KIHEI GARDEN OASIS	2390320310000	1825 MALAMA ST 5F	KIHEI	5	2
STKM 2014/0004	HALE LANUI	2390120100000	1821 HALAMA ST 5F	KIHEI	4	1
STKM 2015/0002	SUNNY SURF	2210100200000	3082 S KIHEI RD 5H	KIHEI	3	1
STKM 2015/0003	HALE MA KE KAI	2390060080000	209 S KIHEI RD 5B	KIHEI	5	2
STKM 2015/0004	KAPU BEACHFRONT	2390090050000	69 KAPU PL	KIHEI	6	1
STKM 2015/0005	MANGO COTTAGE	2390040730000	45 KILOHANA DR 5G	KIHEI	5	2
STKM 2016/0003	KAKIE'S HALE	2390030630000	55 ALAHELE PL	KIHEI	6	2
STKM 2016/0005	MANGO SURF STRH	2390100170000	1490 HALAMA ST 5E	KIHEI	3	1
STKM 2016/0006	HONU HALE	2390110420000	1667 S ALANIU PL 5F	KIHEI	4	2
STKM 2016/0007	HALAMA SUNSET HALE	2390100040000	1590 HALAMA ST 5E	KIHEI	3	1
STKM 2016/0008	MAUI BLISS VILLA	2390430710000	152 ILIWAI LP	KIHEI	4	2
STKM 2016/0009	CLOUD 9 BEACH HOUSE	2390380020000	206 MAHIE PL	KIHEI	3	1
STKM 2017/0001	TOMMYS OCEAN VIEW	2390380300000	235 HOOHALE PL 5G	KIHEI	3	1
STKM 2017/0003	HALE MAKAI	2390460190000	20 KAIKANE PL	KIHEI	4	1
STKM 2017/0004	SOUTH KIHEI VILLA	2390130300000	2608 LIOHOLO PL 5G	KIHEI	5	1
STKM 2017/0005	HOALOHA HALE	2390100800000	1505 HALAMA ST 5E	KIHEI	6	2
STKM 2017/0006	HALAMA LA KA HALE	2390110230000	1673 HALAMA ST 5F	KIHEI	6	2
STKM 2018/0001	PARADISE OHANA HALE	2390022110000	64 E LIPOA ST	KIHEI	4	1
STKM 2018/0002	MANA HALE	2210150500000	3101 MAPU PL 5K	KIHEI	2	1
STKM 2018/0003	DUPREEZ, MARC	2390360240000	276 PALIMA PL 5G	KIHEI	3	1
STKM 2018/0004	CRAIG, KELLY & DANIE	2390370400000	2837 UMALU PL 5G	KIHEI	3	1
STKM 2018/0005	KIHEI BEACH HOUSE	2390180520000	2155 WAI MAKA PL 5G		4	1
STKM 2018/0006	THERE MAUI	2390390530000	176 AHAAINA WY	KIHEI	3	2
STKM 2019/0001	MAUI SLEEPOVER	2390440170000	21 WAIKALANI PL 5B	KIHEI	4	2
STKM 2019/0002	KIHEI BEACH RENTAL	2390170540000	205 AUHANA RD 5F	KIHEI	4	2
STKM 2019/0003	SUNSET BEACH HOUSE	2390080050001	1292 ULUNIU RD	KIHEI	3	1
STKM 2019/0004	TROPICAL MAUI BEACH	2390060040000	27 NANIALII PL	KIHEI	3	1

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STKM 2019/0005	HALE KAI	2390090160001	51 W KAPU PL	KIHEI	3	1
STKM 2020/0001	SOUTH BEACH VILLA	2390080080001	1240 ULUNIU RD	KIHEI	1	1
STKM 2020/0002	BRADLEY DRESSLER	2390080050002	1290 ULUNIU RD 5M	KIHEI	6	1
Sub Total: 45						

Makawao-Pukalani-Kula Community Plan Region -Limited to 40 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STMP 2013/0001	MAUI UPCOUNTRY HOME	2240320690000	110 APAU PL 6B	MAKAWAO	4	1
STMP 2013/0003	ALOHA COTTAGE	2240190140000	1875 OLINDA RD	MAKAWAO	2	2
STMP 2013/0004	KILOHANA OF MAKAWAO	2240100160000	450 MEHA RD	MAKAWAO	4	1
STMP 2014/0001	HALEAKALA PRINCESS	2230140190000	1445 LOWER KIMO DR	KULA	5	2
STMP 2015/0001	SACRED GARDEN RETREA	2270010190000	470 KALUANUI RD	HAIKU	6	2
STMP 2015/0002	ISLAND SUNSET VILLA	2230600540000	676 HOLOPUNI RD	KULA	3	1
STMP 2016/0001	KULA VILLA	2220140050002	444 CALASA RD	KULA	1	1
STMP 2016/0002	POOKELA PARADISE	2240070170000	1115 POOKELA RD 6B	MAKAWAO	6	2
STMP 2017/0001	PAMELA POLLAND	2230221120000	214 KULALANI DR	KULA	2	1
STMP 2018/0001	JEWEL OF KEOKEA	2220030710000	16 HOOKANO PL	KULA	1	1
STMP 2018/0002	HALE OLA A ULULANI	2220100460000	19 ULULANI ST	KULA	2	1
STMP 2019/0001	UHANE OLINDA	2240130270000	800 OLINDA RD	MAKAWAO	4	1
Sub Total: 12						

Paia-Haiku Community Plan Region - Limited to 55 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STPH 2013/0002	PAIA PLACE	2260020220000	95 B HANA HY 95B	PAIA	3	1
STPH 2013/0003	PAIA HOUSE	2260050700000	30 KUPONO ST 7A	PAIA	3	1
STPH 2013/0004	PAIA HALE	2260070110002	209 BALDWIN AVE	PAIA	3	2
STPH 2013/0005	BEACHCOMBER	2260020190000	23 NALU PL 7A	PAIA	3	1
STPH 2013/0007	PAIA PAD	2260020290000	40 AE PL	PAIA	3	1
STPH 2013/0008	MAKANI AKAU	2260040080000	55 LOIO PL 7A	PAIA	6	1
STPH 2013/0010	MENEHUNE COTTAGE	2260120340000	40 AU PL	PAIA	5	2
STPH 2013/0011	MAUI CHALET	2290050540001	45 WAIPIO RD	HAIKU	2	1
STPH 2013/0012	KULIKE	2280040850000	380 KULIKE RD	HAIKU	3	1
STPH 2013/0013	PAIA BAY	2260040250000	47 LOIO PL 7A	PAIA	4	1
STPH 2013/0014	HAIKU NANI	2270122640000	1642 W KUIAHA RD	HAIKU	2	1
STPH 2013/0015	PAIA PARADISE BEACH	2260020240000	29 NALU PL 7A	PAIA	4	2
STPH 2013/0016	PILILANI	2270121170000	110 KANE RD	HAIKU	5	1
STPH 2013/0017	HALE MAKAI	2260120080000	134 ALEIKI PL	PAIA	6	1
STPH 2013/0018	NELLIES OCEANFRONT	2260040150000	127 HANA HY	PAIA	6	2
STPH 2013/0019	MAUI WINDS	2260120060000	60 LANA ST 7A	PAIA	6	2
STPH 2013/0020	LEILANI	2270160320000	2590 ALOHIA PL	HAIKU	5	2
STPH 2013/0023	HALE HO'OKIPA KAI	2260090130000	535 HANA HY	PAIA	4	2
STPH 2013/0024	PINNACLE	2270031060000	2356 UMI PL	HAIKU	5	2
STPH 2013/0025	HAIKU MALU ESTATE	2270120530000	1555 W KUIAHA RD 7G	HAIKU	6	2
STPH 2013/0026	PAIA BAY SUITES	2260040070000	45 LOIO PL 7A	PAIA	4	2

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STPH 2014/0001	HALE MALI'O	2270020260000	2550 KAUPAKALUA RD	HAIKU	4	2
STPH 2014/0003	HALE AKA'ULA	2270031170000	311 WAIAMA WY 7G	HAIKU	4	1
STPH 2014/0004	SEAVIEW	2270031100000	295 WAIAMA WAY	HAIKU	5	1
STPH 2014/0006	HALE POLA'I	2270360050000	75 PIIALII ST	HAIKU	3	1
STPH 2015/0001	MALIKO COFFEE COTTAG	2270021200000	585 KALUANUI RD	MAKAWAO	3	2
STPH 2015/0002	PAIA KO	2250060060000	42 A PUAKOU PL 7A	PAIA	3	1
STPH 2015/0003	BANANA LEAF	2260080240000	32 LAE PL 7A	PAIA	2	1
STPH 2015/0004	HUNTER HALES STRH	2270031350000	24 HUNTER LANE	HAIKU	2	2
STPH 2015/0006	HAIKU MAUI COTTAGE	2270200130000	765 HAIKU RD	HAIKU	4	2
STPH 2016/0001	HALE MEHA	2260130040000	8 MEHA PL	PAIA	2	1
STPH 2016/0002	LANI PARADISE	2260090090000	525 HANA HY	PAIA	6	2
STPH 2016/0003	VINTAGE VOYAGER	2270340080000	10 KOIKOI PL 7E	HAIKU	4	2
STPH 2017/0001	GINGERBREAD HOUSE	2260100060000	19 AOLANI PL 7A	PAIA	3	2
STPH 2017/0002	HALE ROSELANI	2270310150000	3232 LUAHINE PL	HAIKU	3	1
STPH 2017/0003	PALI ULI GARDENS	2290070570002	DOOR OF FAITH RD	HAIKU	5	2
		2290070570001	150 DOOR OF FAITH RD	HAIKU	5	2
		2290070570003	DOOR OF FAITH RD	HAIKU	5	2
STPH 2017/0004	HALE KUAU	2260120120001	749 HANA HWY	PAIA	3	1
STPH 2017/0005	MOKU HALE	2260040190000	63 LOIO PL 7A	PAIA	4	1
STPH 2017/0006	PAIA BEACH HOME	2260020280000	36 AE PL 7A	PAIA	3	1
STPH 2018/0001	BLUE ALOHA	2260050500000	204 KAHIKO ST 7A	PAIA	3	1
STPH 2018/0002	PAIA FAMILY HOUSE	2250060170000	267 BALDWIN AV	PAIA	6	2
STPH 2018/0003	KUAU BEACH HOUSE	2260090240001	101 KUAU BEACH APT. A PL	PAIA	4	1
STPH 2018/0004	DIEKMANN, ERICH_STPH	2270160520000	50 LIHIWAI PL	HAIKU	3	1
STPH 2019/0001	KIHAU GARDENS	2270090300002	786 KIHAU PL	HAIKU	4	1
STPH 2020/0001	HALU NALU	2260020230000	33 NALU PL	PAIA	3	1
Sub Total: 44						

Wailuku-Kahului Community Plan Region - Limited to 36 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STWK 2013/0001	KUNEA PLACE	2380780450000	30 NONOHE PL	PAIA	4	1
STWK 2013/0002	NONOHE PLACE	2380010370000	44 NONOHE PL	PAIA	4	1
STWK 2013/0004	WINDSURF BUNGALOW 20	2380020010000	318 PAANI PL	PAIA	2	1
STWK 2016/0001	BANANA PLANTATION	2380020690000	588 SPRECKLESVILLE BEACH RD	PAIA	3	1
STWK 2017/0001	WAIEHU BEACH HOUSE	2320150050000	202 LOWER WAIEHU BEACH RD	WAILUKU	4	1
STWK 2017/0002	FLEISCHER,WILLIAM	2380020210000	580 STABLE RD	PAIA	4	1
Sub Total: 6						

West Maui Community Plan Region - Limited to 88 permits

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STWM 2013/0001	MAUI SANDY BEACH	2460020020000	409 FRONT ST 3C	LAHAINA	6	1
STWM 2013/0002	BABY BEACH HALE	2450030060000	21 KAI PALI PL	LAHAINA	4	1
STWM 2013/0003	NO KA OI HALE	2450030170000	29 KAMAKA CI	LAHAINA	3	1
STWM 2013/0006	TURTLE BEACH	2450130030000	1421 FRONT ST 3C	LAHAINA	3	1

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STWM 2013/0007	LAHAINA BABY BEACH P	2450040550000	10 KAI PALI PL 3C	LAHAINA	3	1
STWM 2013/0008	LAHAINA OCEAN FRONT	2450030020000	1007 FRONT ST 3C	LAHAINA	4	2
STWM 2013/0009	STEPHEN B. GRAHAM	2430090060000	4039 LOWER HONOAPIILANI RD	LAHAINA	6	1
STWM 2013/0010	B J OHANA LLC	2430070020000	5157 LOWER HONOAPIILANI RD	LAHAINA	3	1
STWM 2013/0011	OPAL SEAS AT BABYBCH	2450040500000	41 KAI PALI PL 3C	LAHAINA	3	1
STWM 2013/0013	HALE KOHALA	2440060210000	2810 KOLEPA PL 3D	LAHAINA	4	1
STWM 2013/0014	ALII HALE	2450030030000	1023 FRONT ST 3C	LAHAINA	4	1
STWM 2013/0015	PRINCESS HALE	2450030040000	1029 FRONT ST 3C	LAHAINA	3	1
STWM 2013/0016	MAKILA PLANTATION HO	2470120090000	88 S LAUHOE PL	LAHAINA	3	1
STWM 2013/0018	HALE ALAULA	2430070130000	15 PAPAUA PL 3E	LAHAINA	5	1
STWM 2013/0020	HALE O KA HONU	2430070210000	20 PAPAUA PL 3E	LAHAINA	3	1
STWM 2013/0022	KALAPANA	2470100490001	15 E HUAPALA PL	LAHAINA	3	1
STWM 2014/0002	BLUE SKY VILLA	2460030080000	321 FRONT ST 3C	LAHAINA	5	1
STWM 2014/0003	PAPAUA PARADISE	2430070180000	43 PAPAUA PL 3E	LAHAINA	5	1
STWM 2014/0004	HALE EVANS	2440090270000	16 HOLOMAKANI PL 3D	LAHAINA	4	1
STWM 2014/0005	35 KAI PALI	2450040490000	35 KAI PALI PL 3C	LAHAINA	5	1
STWM 2015/0001	WOODROSE PLACE	2420030930000	112 WOODROSE PL 3F	LAHAINA	4	1
STWM 2015/0002	SILVERSWORD	2420030270000	622 SILVERSWORD DR 3F	LAHAINA	4	1
STWM 2015/0003	ANGELIA CRIM	2440090170000	147 HALELO ST 3D	LAHAINA	4	1
STWM 2015/0004	LAHAINA PINK VILLA	2450120220000	1327 KEAO ST 3C	LAHAINA	6	1
STWM 2015/0005	RAINBOW HALE ESTATE	2440200010000	275 OKA KOPE ST	LAHAINA	4	1
STWM 2015/0007	MAKENA ALOHA	2470090050000	89 AWAIKU ST	LAHAINA	5	2
STWM 2015/0008	PARADISE MILES AWAY	2420030480000	1206 SUMMER RD 3F	LAHAINA	4	1
STWM 2015/0009	LAHAINA HISTORIC	2460100060000	208 LAHAINALUNA RD	LAHAINA	4	1
STWM 2015/0012	HOLOMAKANI RETREAT	2440090280000	34 HOLOMAKANI PL 3D	LAHAINA	4	1
STWM 2015/0013	NAPILI SUNSET HALE	2430070110000	5205 L HONOAPIILANI HWY 3E	LAHAINA	4	2
STWM 2016/0002	HEKILI POINT	2480030440000	11485 HONOAPIILANI HY	LAHAINA	4	2
STWM 2016/0003	PACIFIC VIEW	2470120130000	78 N LAUHOE PL	LAHAINA	6	2
STWM 2016/0023	RESTFUL RETREAT	2470120040000	24 S LAUHOE PL	LAHAINA	2	1
STWM 2016/0024	LAHAINA GREEN VILLA	2460050210000	328 FRONT ST	LAHAINA	6	1
STWM 2016/0025	MCNEILL, MICHAEL	2440060350000	2827 KOLEPA PL 3D	LAHAINA	5	1
STWM 2017/0001	KAHANA BEACH HOUSE	2430050610000	40 KEPOLA PL	LAHAINA	4	1
STWM 2017/0002	LAHAINA OCEAN VIEW	2430030190000	5029 LOWER HONOAPIILANI RD	LAHAINA	6	2
STWM 2017/0003	BARRELL HOUSE STRH	2450040100002	1199 FRONT ST	LAHAINA	2	1
STWM 2017/0004	LAHAINA OCEANFRONT	2450130040000	1423 FRONT ST 3C	LAHAINA	6	2
STWM 2017/0005	KAANAPALI ROYAL STRH	2440060380000	2760 KOLEPA PL 3D	LAHAINA	3	1
STWM 2017/0006	NAPILI HALE	2430020770001	5460 L HONOAPIILANI HWY	LAHAINA	4	1
STWM 2017/0007	CHRIS SMITH STRH	2440090070000	106 HALELO ST 3D	LAHAINA	6	1
STWM 2017/0008	KALAPU BEACH HOUSE	2440060180000	161 KALAPU DR 3D	LAHAINA	3	1
STWM 2017/0009	SUMMIT RESIDENCE AT	2440090300000	41 HOLOMAKANI PL 3D	LAHAINA	4	1
STWM 2017/0013	LAHAINA GATE HOUSE	2460060390000	451 ILIKAHI ST 3C	LAHAINA	4	1
STWM 2017/0014	LAHAINA PALMS STRH	2450040530000	36 KAI PALI PL	LAHAINA	4	1
STWM 2017/0016	ALEXANDRA'S	2450020040000	972 FRONT ST 3C	LAHAINA	4	2
STWM 2017/0017	ALOHA HONU HALE	2430070230000	34 PAPAUA PL 3E	LAHAINA	4	1
STWM 2017/0018	LAHAINA SUN VILLA	2460090480000	162 PANAEWA ST	LAHAINA	5	1

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STWM 2017/0019	BERMAN,ALAN	2470100630001	682 KAI HELE KU ST	LAHAINA	3	1
STWM 2017/0020	MAUI LAHAINA OASIS	2450270570000	67 KANIAU RD 3C	LAHAINA	6	1
STWM 2018/0001	WILLIAMS, KEVIN SCOT	2460260050000	520 LAHAINALUNA RD 3C	LAHAINA	3	1
STWM 2018/0002	ALOHA SPIRIT MAUI	2470100260002	915 KAI HELE KU ST	LAHAINA	2	1
STWM 2018/0003	HUAKA MAHINA	2440060390000	2773 KOLEPA PL 3D	LAHAINA	4	1
STWM 2018/0004	LAHAINA SUNRISE STRH	2460060250000	166 SHAW ST 3C	LAHAINA	5	2
STWM 2019/0001	LAHAINA BLUE VILLA	2460100190000	211 PANAEWA PL	LAHAINA	3	1
STWM 2019/0002	KAANAPALI-HINI	2440090010000	40 HALELO ST 3D	LAHAINA	3	1
STWM 2019/0003	MAUI BEACH HOUSE	2430190470000	4605 L HONOAPIILANI HWY	LAHAINA	4	1
STWM 2019/0004	HAUOLI KEIKI SEASIDE	2450030370000	25 KAI PALI PL 3C	LAHAINA	4	2
STWM 2019/0006	KA HALE MALU	2470090460000	620 KAI HELE KU ST	LAHAINA	2	1
STWM 2020/0001	TURTLE COVE	2430070150000	31 PAPAUA PL 3E	LAHAINA	3	1
Sub Total: 61						
Island Total: 192						

Short-Term Rental Homes (STRHs)

Single Family Residences operated by designated managers

Issue/Renew Dates through 3/31/2020

Lanai

There are more than 16,000 units (i.e., apartments, condos, houses) that are legally eligible to operate as short-term (less than six months) rentals without requiring a short-term rental permit. These units are generally located in districts zoned for hotel use, but some are also located in apartment districts, or are covered by other pre-existing situations. The operation of short-term rentals in these zoning districts is consistent with current County of Maui zoning ordinances, Community Plans, General Plan, and State law. All short-term rentals are also required to pay State of Hawaii General Excise Tax (GET) and Transient Accommodation Tax (TAT). It is recommended that you inquire with the owner as to whether they are operating in compliance with all current laws.

Outside of the above zoning districts, there are short-term rentals that have received approval to operate using one of the: Short-Term Rental Home Permit, Bed & Breakfast Permit or Conditional Permits. Each of these permits has specific operating requirements. All short-term rental home (STRH) operations are required to have a designated manager who is available by telephone at all times and can arrive onsite within one (1) hour in case they are called, all parking is required to be onsite (no parking on the street), and all advertising must include the short-term rental home permit number indicated below. Short-Term Rental Home operations may have up to a total six (6) bedrooms distributed over two (2) licensed STRH dwellings.

The County's permit database (which may not be fully complete) includes the list below of Short-Term Rental Home Permits approved for operation by the County of Maui.

Lanai Community Plan Region

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STLA 2015/0001	THE PINK HOUSE	2490130790000	1101 PALAWAI ST 2C	LANAI CITY	3	1
STLA 2015/0002	MAUKA HALE	2490050830000	928 HOUSTON ST 2C	LANAI CITY	2	1
STLA 2016/0001	HALE OHANA	2490040030000	1344 FRASER AVE	LANAI CITY	2	1
STLA 2016/0002	DREAMS COME TRUE	2490130270000	1168 LANAI AV	LANAI CITY	4	1
STLA 2016/0003	LANAI HALE	2490071220000	405 LANAI AV	LANAI CITY	2	1
STLA 2017/0001	HOLLAND, JOHN STRH	2490070020000	534 FRASER AV	LANAI CITY	2	1
STLA 2017/0002	THE ARTISTS HOUSE	2490130600000	1243 QUEENS ST 2C	LANAI CITY	2	1
STLA 2017/0003	LANAI OASIS	2490100070000	524 FIFTH ST	LANAI CITY	3	1
STLA 2017/0004	JASMINE HOUSE	2490040840000	1215 JASMINE DR	LANAI CITY	3	1
STLA 2017/0005	HAPPY CAMPERS HALE	2490070280000	317 HOUSTON ST	LANAI CITY	3	1
STLA 2017/0007	CASA LANAI	2490120620000	924 QUEENS ST	LANAI CITY	3	1
STLA 2017/0008	HALE O LANAI	2490190060000	255 NAU PL 2C	LANAI CITY	3	1
STLA 2017/0009	782 AKAHI PLACE	2490150110000	782 AKAHI PL	LANAI CITY	3	1
STLA 2018/0001	LANAI HOUSE	2490050330000	904 FRASER AVE 2C		2	1
STLA 2018/0002	MALAMA LANA`I HALE	2490090140000	303 CALDWELL AV	LANAI CITY	3	1
STLA 2019/0001	444 LANAI	2490100140000	444 LANAI AV	LANAI CITY	3	1
STLA 2019/0002	RAD RED HOUSE	2490120480000	1045 QUEEN ST 2C	LANAI CITY	2	1
STLA 2019/0003	HALE O LANA`I	2490070390000	436 GAY ST 2C	LANAI CITY	3	1
STLA 2019/0004	LANAI SUNSET HALE	2490040100000	1276 FRASER AV	LANAI CITY	3	1
Sub Total: 19						
Island Total: 19						

Short-Term Rental Homes (STRHs)

Single Family Residences operated by designated managers

Issue/Renew Dates through 3/31/2020

Molokai

There are more than 16,000 units (i.e., apartments, condos, houses) that are legally eligible to operate as short-term (less than six months) rentals without requiring a short-term rental permit. These units are generally located in districts zoned for hotel use, but some are also located in apartment districts, or are covered by other pre-existing situations. The operation of short-term rentals in these zoning districts is consistent with current County of Maui zoning ordinances, Community Plans, General Plan, and State law. All short-term rentals are also required to pay State of Hawaii General Excise Tax (GET) and Transient Accommodation Tax (TAT). It is recommended that you inquire with the owner as to whether they are operating in compliance with all current laws.

Outside of the above zoning districts, there are short-term rentals that have received approval to operate using one of the: Short-Term Rental Home Permit, Bed & Breakfast Permit or Conditional Permits. Each of these permits has specific operating requirements. All short-term rental home (STRH) operations are required to have a designated manager who is available by telephone at all times and can arrive onsite within one (1) hour in case they are called, all parking is required to be onsite (no parking on the street), and all advertising must include the short-term rental home permit number indicated below. Short-Term Rental Home operations may have up to a total six (6) bedrooms distributed over two (2) licensed STRH dwellings.

The County's permit database (which may not be fully complete) includes the list below of Short-Term Rental Home Permits approved for operation by the County of Maui.

Molokai Community Plan Region

Permit Number	Name	TMK	Address	Town	Rooms	Dwellings Rented
STMO 2013/0004	L & M YUKNIS TR	2570010660000	10366 KAMEHAMEHA V HY	KAUNAKAKAI	2	1
STMO 2013/0005	HAPPY HOUSE STRH	2540170360000	2180 KAMEHAMEHA V HY	KAUNAKAKAI	3	1
STMO 2013/0006	AALA STRH	2540130150000	2708 KAMEHAMEHA V HY	KAUNAKAKAI	2	1
STMO 2013/0009	KUPEKE BEACH HOUSE	2570060150000	9056 KAMEHAMEHA V HWY	KAUNAKAKAI	3	1
STMO 2014/0001	ALOHA HO'OKIPA	2570030030000	10456 KAMEHAMEHA V HWY	KAUNAKAKAI	3	1
STMO 2015/0002	KIMO HALE	2540100510000	226 KAHINANI PL	KAUNAKAKAI	3	1
STMO 2015/0003	MOTHER OCEAN STRH	2540130020000	2820 KAMEHAMEHA V HY	KAUNAKAKAI	3	1
STMO 2015/0004	HALE KAINALU STRH	2570040200000	9650 KAMEHAMEHA V HWY	KAUNAKAKAI	3	2
STMO 2016/0001	LANIKAI	2570030210000	10464 KAMEHAMEHA V HWY	KAUNAKAKAI	3	1
STMO 2017/0002	HALE HIAMOE	2540180240000	2655 KAMEHAMEHA V HWY	KAUNAKAKAI	3	1
STMO 2017/0003	HALE PUU KOAE	2510070530000	75 PAPAPA PL	MAUNALOA	2	1
STMO 2017/0004	FISHPOND COTTAGES	2540020180003	1124 KAMEHAMEHA V HWY	KAUNAKAKAI	2	1
STMO 2017/0005	HALE O KE KAI STRH	2540020180009	1136 KAMEHAMEHA V HWY	KAUNAKAKAI	2	1
STMO 2017/0006	PAPOHAKU BEACH HOUSE	2510060720000	2944 KALUA KOI RD	MAUNALOA	3	1
STMO 2017/0007	MANAHALE ESTATE LLC	2510070540000	NO ADDRESS		3	1
STMO 2017/0008	VILLAS AT PUKO'O	2570070010000	8844 KAMEHAMEHA V HY	KAUNAKAKAI	3	2
Sub Total: 16						
Island Total: 16						
Grand Total: 227						

OPEN STRH Application and Permit Data -- 5/26/2020

	APN	PERMIT TYPE	PERMIT NUMBER	PROJECT DESCRIPTION	PERMIT NAME	PERMIT STATUS
	HANA					
	2120030040000	STHA	T20180009	HANA HARVEST SHORT TERM RENTAL	STHA\HAIKU	APPROVED 5/26/20
1	2140050190000	STHA	T20180005	HANA AKU	HANA AKU/HANA	OPEN
	2140110410000	STHA	T20180008	HANA PANORAMIC RETREAT SHORT TERM RENTAL HOME	STHA\HANA	DENIED 5/26/20
2	2160070170000	STHA	T20180007	KALENA HOUSE SHORT TERM RENTAL HOME	STHA/HANA	OPEN
	KIHEI					
1	2210060070000	STKM	T20200002	MAKENA KAI STRH	MAKENA KAI	OPEN
2	2390180860000	STKM	T20180008	AUINA GARDENS	AUINA GARDENS	OPEN
3	2390320740000	STKM	T20200001	HALE NAPUA	HALE NAPUA	OPEN
4	2390380080000	STKM	T20190002	PULELEHUA HALE SHORT TERM RENTAL HOME	PULELEHUA HALE STRH\KIHEI	OPEN
5	2390420820000	STKM	T20180013	TRADEWINS BEACH HOUSE SHORT TERM RENTAL HOME	TRADEWINDS BEACH HOUSE SHORT TERM RENTAL	OPEN
	PAIA/HAIKU					
1	2260020280000	STPH	T20170004	PAIA BEACH HOME SHORT-TERM RENTAL HOME PERMIT	SHORT TERM RENTAL HOME\PAIA	OPEN
2	2260080060000	STPH	T20190003	HONU KAI HALE	HONU KAI HALE	OPEN
3	2270121860000	STPH	T20190005	HALE HILUHILU SHORT-TERM RENTAL HOME PERMIT	REVIEW FOR COMPLETENESS/ HAIKU	OPEN
	WEST MAUI					
1	2430150170000	STWM	T20160029	WINSTON OHANA SHORT TERM RENTAL HOME APPLIC	REVIEW FOR COMPLETENESS\ LAHAINA	OPEN
2	2440090190000	STWM	T20200001	KAANAPALI HALE SHORT-TERM RENTAL HOME	KAANAPALI HALE	OPEN
3	2450040540000	STWM	T20190012	LAHAINA BEACH VACATION HOME	LAHAINA BEACH VACATION HOME	OPEN
4	2460060540000	STWM	T20190008	FOUR SEASONS HOME	FOUR SEASONS HOME\LAHAINA	OPEN
5	2470090760001	STWM	T20170022	THE SEAHOUSE SHORT TERM RENTAL HOME	SUP2 AND STRH\LAHAINA	OPEN
6	2470100730001	STWM	T20190013	ALOHA HALE MAUKA	ALOHA HALE MAUKA	OPEN
	LANAI					
1	2490070820000	STLA	T20190003	KE HIKI HALE	KE HIKI HALE	OPEN
2	2490130010000	STLA	T20190001	HALE OHANA SHORT TERM RENTAL HOME	REVIEW FOR COMPLETENESS/ LANAI	OPEN

18 -- Total

Resolution 20-27
Bill for Ordinance
Amending Maui County Code Chapter 19.65 Short-Term Rental Homes

DEPARTMENT OF PLANNING
COUNTY OF MAUI

REV. JUNE 16, 2020

Resolution 20-27

- County Council proposes to reduce number of short-term rental home permits
- Chapter 19.65 of the Maui County Code
- Short-Term Rental Home:
  - Single-Family Dwellings
  - Rented out for less than 180 days
  - Owner does not have to be present

Proposal from County Council

Community Plan District	Current Cap	Existing Permits	Council Proposal
Hana	30	25	23
Kihei-Makena	100	45	100
Makawao-Pukalani-Kula	40	12	11
Paia-Haiku	55	44	55
Wailuku-Kahului	36	6	6
West Maui	88	61	63
Lanai	No Cap	19	20
Total	**349**	**212**	**278**

Some Data about STRH Permits

- Of the 229 permits issued as of December 31, 2019,
  - 118 property owners have Hawaii addresses
  - 111 property owners have mainland or international addresses
- STRH use was not prohibited until 1991
  - Some residential properties are "grandfathered" and can be used as vacation rental without a permit but they must comply with Chapter 19.500.110.C, Nonconforming Uses
- Chapter 19.65 for STRH permits adopted 2012

Vacation Rentals are Allowed in:

- Hotel District
- B-2 Community Business District
- B-3 Central Business District
- B-R Resort Commercial District
- Some Planned Development
- Some older properties in the Apartment Districts (5,575 units)
- Permitted Bed & Breakfast homes (157 permits)

Data from Real Property Tax

- Average value of STRH property = $1.7 million
- Median value of STRH property = $1.0 million
- Lowest value of STRH property = $243,000
- Highest value of STRH property = $12 million
- Approximate real property tax revenue from STRH properties @ STRH tax class = $3.9 million

Data source: http://qpublic.net/hi/maui/

2012 Maui Island Plan

Chapter 4: Economic Development

Aia a kau ka i'a i ka wa'a, mana'o ke ola.
One can think of life after the fish is in the canoe. ~Hawaiian 'Ōlelo No'eau

Farmers' market, Kahului.

Maui was the first of the neighbor islands to attract large-scale resort development as the islands transitioned from a plantation-based economy to one based on tourism. Maui's economy has thrived on tourism and it continues as Maui's primary engine. Any economy, however, needs to diversify in order to flourish as times and markets change. Moving forward, Maui must make a fundamental shift to an economy driven by innovation and the creative capacity of its residents. Maui can secure the economic well-being of its residents while protecting the island's scenic beauty, pristine environment, and cultural heritage that residents and visitors cherish.

2012 Maui Island Plan – Policy 4.2.3.a

Policies:

4.2.3.a Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population.

4.2.3.b Use the required General Plan Annual Status Report to monitor trends related to residents and visitors.

66,414 visitors/day for Maui island in 2019

Maui visitor numbers hit all-time high

HTA study: More than 3 million came in 2019

LOCAL NEWS

FEB 3, 2020

KEHAULANI CERIZO
Staff Writer
kcerizo@mauinews.com

SHARE TWEET

Plenty of beachgoers, not much surf in Kihei's Cove Park last year. A study released by the Hawaii Tourism Authority last week reports that Maui visitor arrivals surpassed the 3-million mark for the first time in 2019. The Maui News / MATTHEW THAYER photo

The number of visitors to Maui in 2019 surpassed the 3 million mark for the first time since record-keeping began three decades ago, a recent report showed.

Hawaii Tourism Authority's visitor statistics released last week said Maui led Neighbor Islands with 3,071,596 visitors in 2019, a 5.4 percent increase from the year prior. It is the highest total since the agency began tracking arrivals in 1990.

The preliminary year-end data also showed the Aloha State for the first time pushed past the 10 million mark — with 10,424,995 visitors to the state last year.

Photo credit: The Maui News 2/3/20

Visitors *

- 2019 visitors per day for Maui island = 66,414
- 2018 resident population for Maui island = 144,444
- Goal = 33% of resident population
  - 144,444 x 33% = 47,667
- 66,414 visitors per day = **46%** of resident population
- 66,414 – 47,667 = 18,748 visitors or 13% over Maui Island Plan Policy

Maui County (Maui, Molokai, Lanai) = 67,952/154,834 or 44% of resident population

* Revised to include both Maui island and county-wide visitors and resident population.
Data sources: https://www.hisbdc.org/Portals/0/MCDB/2018/2018%20Chapter%201.pdf
https://www.hawaiitourismauthority.org/media/4120/december-2019-visitor-stats-press-release.pdf

Where do go from here?

Sustainability

- Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. *Brundtland Report, 1987*
- Components of sustainability:
  - Economy
  - Environment
  - Social Equity

Resilience

- The ability of a system to cope with shocks and keep functioning in much of the same kind of way. *Walker B. & Salt D., 2012, Resilience Practice*

Recent Outreach

- Community / Interest Group Outreach in February and March:
  - Maui Vacation Rental Association
  - Realtors Association of Maui
  - Alliance of Community Associations
  - Maui Hotel and Lodging Association
  - Public Meeting March 6, 2020
- Options discussed:
  - Phase-out
  - Attrition
  - Reducing cap (Council's proposal)
  - Broadening / loosening B&B requirements

Department's Proposal

Community Plan District	Current Cap	Existing Permits	Pending Applications	Department Proposal	Council Proposal
Hana	30	25	2	27	23
Kihei-Makena	100	45	5	50	100
Makawao-Pukalani-Kula	40	12	0	12	11
Paia-Haiku	55	44	3	47	55
Wailuku-Kahului	36	6	0	6	6
West Maui *	88	61	8	69	63
Lanai	No Cap	19	2	21	20
Total	**349**	**212**	**20**	**232**	**278**

* West Maui pending applications revised from 6 to 8.

Department Mission

- The mission of the Department of Planning is to manage growth in a sustainable manner that balances our economy, culture and the environment.

Resolution 20-27 Short-Term Rental Homes Data

DEPARTMENT OF PLANNING

COUNTY OF MAUI

JUNE 23, 2020

Additional Information

- Property values
- STRH jobs
- Tax revenue
- Enforcement
- Comparison to other destinations
- Where to stay

Property Values – all residential properties

- From Realtors Association of Maui, Inc. December 2019 report:
  - YTD 2019 Median Sales Prices
    - Single Family homes = $741,355
    - Condominium homes = $515,000

Data source: https://www.ramaui.com/wp-content/uploads/2020/01/RAM-Stats-Dec-2019.pdf

Property Values – STRH properties by community plan district

District	Value	4
Hana average	$777,117	
Hana median	$533,700	
Kihei-Makena average	$2,251,658	
Kihei-Makena median	$1,205,800	
Lanai average	$442,105	
Lanai median	$446,600	
Makawao-Pukalani-Kula average	$814,218	
Makawao-Pukalani-Kula median	$722,400	
Paia-Haiku average	$1,181,978	
Paia-Haiku median	$839,400	
Wailuku-Kahului average	$1,945,533	
Wailuku-Kahului median	$1,645,550	
West Maui average	$2,672,751	
West Maui median	$2,133,700	
All Properties	*average*	*median*
212	*$1,726,787*	*$1,005,600*

Property Values – STRH properties by owner location

Owner Address Location	Value	
International average	$3,944,000	
International median	$2,917,400	
Neighbor Island average	$889,178	
Neighbor Island median	$483,200	
Mainland average	$2,285,727	
Mainland median	$1,631,300	(8 are > $5m)
Maui County average	$1,219,369	
Maui County median	$737,500	(4 are > $5m)
All properties:	*average*	*median*
212	*$1,726,787*	*$1,005,600*

Traveler Accommodation industry jobs

- In the Traveler Accommodation industry, the largest Occupation group is Building and Grounds Cleaning and Maintenance Occupations
- Hawaii is #1 state with the highest concentration of jobs and location quotients in this occupation.
- Hawaii is #3 top paying state for this occupation.
- Maui County is #1 at metropolitan areas with the highest concentration of jobs and location quotients in this occupation.
- Maui County is #5 at top paying metropolitan areas for this occupation.
  - Employment = 6,760
  - Hourly mean wage $18.75
  - Annual mean wage $39,000

Data source: US Bureau of Labor Statistics https://www.bls.gov/oes/current/oes370000.htm#st

Revenue from STRH properties

Short Term Rental Home - Revenue Impact

IAAO CONFERENCE & EXPOSITION
SEPTEMBER 8-11, 2019
NIAGARA FALLS, ONTARIO, CANADA

Average 88% tax increase

Count	Assessed Value	Prior Average Tax Rate*	Short Term Tax Rate	Revenue Increase
227	367,660,400	$5.72	$10.75	$1,854,487

Average value	Average tax	Average tax increase
1,619,649	$17,411	$8,170

- County compliance efforts limit competition from illegal operators
- Permit numbers grow every year

From Maui County Real Property Tax, September 2019

Potential loss in real property tax:
Total possible permits = 349
Existing and pending permits = 232
349 – 232 = 117
Permits not yet issued = 117
Average tax increase = $8,170
117 x $8,170 = **$955,890**

Potential loss in state GET & TAT offset by potential gain in income taxes

Vacation Rental Enforcement – 2019

- **75** NOVs issued in 2019
- **$50,000** collected for vacation rental violations
- Other vacation rental violations still pending or being litigated that total in excess of **$300,000** in additional fines
- **2** STRH permits revoked in 2019 due to violations of permit conditions

https://www.mauicounty.gov/DocumentCenter/View/120894/Maui-County-Transient-Vacation-Rental-Enforcement-2019-Summary

New fines effective 12/22/2019

- Civil monetary fines for operation of a bed & breakfast home, short-term rental home, transient vacation rental, or other transient accommodation without a permit that is required for operation:
  - Initial fine: $20,000
  - Daily fine: $10,000

Vacation Rental Enforcement – 2020

- **92** Notice of Warnings (NOW) issued January 1, 2020 to present for vacation rental violations
- **43** Notice of Violations (NOV) issued January 1, 2020 to present for vacation rental violations (7 of these are for violations of Governor's Proclamation Related to the COVID-19 Emergency)

Enforcement – new fines

- **5** on appeal with BVA so far; **3** filed to appeal but did not meet deadlines
- **4** sent to Corporation Counsel for collections due to non-response of property owner
- **4** more in the works for transmittal to Corp Counsel due to non-response

STRH regulations on the Neighbor Islands

- **Big Island and Kauai**: Registration process for defined resort areas. Existing STRH in other zoning districts may continue as non-conforming with annual registration. No new non-conforming STRH. Very restricted for Ag Districts.
- **Honolulu**: Outright allowed in Waikiki, Kahala, Ko Olina, Laie, Ewa, Makaha, Kuilima. Some grandfathering allowed for older, non-conforming properties with renewal every other year. No new non-conforming STRH. Prohibited in Ag Districts.

STRH regulations at some mainland vacation destinations

- Some destinations use a license or registration process with annual fees (Key West, Kiawah Island, Jekyll Island, Hilton Head, Hatteras Island)
- Some charge a % of gross receipts as a tax (Hilton Head, Hatteras Island)
- Kiawah Island, South Carolina uses a % of total developed dwelling units and developable lots as its cap for some residential districts

Where will visitors stay?
At the **21,677** legal lodging units!

Maui County, Hawaii - Inventory

2019 Maui visitor lodging inventory

- more residential units than hotel rooms

Real Property Visitor Lodging Type	2019 Count	
Hotel operations (46 hotels)	7,372	rooms
Residential condominiums used for transient lodging	11,115	parcels
Single family bed & breakfast	157	parcels
Permitted/grandfathered single family transient lodging	554	parcels
Timeshare dwelling condominium units	2,479	parcels
Hotel zoned condominiums not used for transient lodging	2,000	parcels

From Maui County Real Property Tax, September 2019

Total visitor lodging units = 21,677

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