

The talking points outlined below are intended as a starting point and should be modified to address your personal point of view. We encourage you to read the bill(s) and our full position paper below as you craft your personal testimony. As a start we have some prompts below for your consideration.

Erosion of Private Property Rights:

Council members are attempting to erode constitutionally protected private property rights by telling where they can and cannot live on their property if operating a transient accommodation. How can the county add responsibilities to their already understaffed and overworked departments. We have concerns about inefficiencies in the County Planning Department and potential inconsistencies in enforcing regulations.

County Regulation Conflicts with State Law:

Proposed legislation contradicts Hawaii Revised Statutes 46-4A by attempting to phase out preexisting residential use. If this bill passes those operating legal unhosted 30+ rentals will be forced to cease operations. Changes in minimum rental durations may lead to legal complexities and unfair stripping of homeowners' rights. Why should residents have to sue to enforce their rights?

Endangering Housing Security:

Bill 121 disproportionately affects lower socio-economic groups who need the extra income to make ends meet. No evidence presented that transient accommodations will convert to long-term or affordable housing.

Unreasonable Fines and Fees:

The onerous application process, high fees, and fines create financial burdens for lower-income residents. Exorbitant fines and suspension of permits for repeated minor violations are unreasonable. By focusing exemptions on specific professional groups such as nurses and doctors, this bill inadvertently creates a discriminatory framework.

Overly Demanding Reporting Requirements:

This bill's definition of "hosting platforms" includes property managers and may increase liability and monthly reporting unreasonably. Places an unreasonable workload on services, including 'mom and pop' setups managing direct bookings.

Lack of Enforcement of Existing Regulations:

Existing ordinance (2018-114) has not effectively deterred illegal vacation rentals. County needs to actively enforce existing regulations before considering further changes.