

# Bill 4 (2022) Testimony

---

**From:** CLK Council Info  
**Sent:** Friday, March 4, 2022 1:10 PM  
**Subject:** Council Testimony

## Written Testimony

Name Pamela C Taylor  
Phone  
Email bpbazn@msn.com  
Meeting Date 03-09-2022  
Council/PH Committee Council  
Agenda Item Bill 4 and 41  
Your position on the matter Oppose  
Representing Self  
Organization

We own a condo in Kuilima East and spend part of the year there to be close to our family living in Kahuku.  
I have a concern that I have not seen addressed.

.STR demand is here to stay! No matter what is done to the legal STR units in resort areas to discourage owners from renting, there will still be a need for affordable stays for families, locals, and others. Now that our legal units are registered and the DPP has all our information, we will be the ones restricted and watched. Our guests will be identified and rooms policed.

Written  
Testimony

I don't hear anything about the "greater good of protecting neighborhoods" anymore. If these bills pass, the number of illegal rentals in neighborhoods will see a great increase. With the continuing lack of enforcement of Bill 89, this will create an even more attractive option for homeowners to rent out rooms, for guests to bunk up without limits, and for cars to park everywhere on neighborhood streets.

During Pipemasters, the side roads were packed with cars and people. It would be interesting to know how many of these accomodations were legal STR's.

The more the DPP and the Board restrict those of us who have been designated legal, the more short term travelers will move back into the neighborhoods. Isn't this how this mess got started? The demand for reasonably priced short term rentals will not go away! It seems like there is something bigger and more profitable for the DPP and the

Board at play here. Who is the money behind Bill 41 and 4, and why is Bill 89 not enforced? I am asking for a timely response

Mahalo for your time. meigh orhoods

Testimony  
Attachment  
Accept Terms  
and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Wednesday, March 2, 2022 5:54 AM  
**Subject:** Budget Testimony

## Written Testimony

Name Jamison Gove  
Phone  
Email jamisongove@gmail.com  
Meeting Date 03-02-2022  
Council/PH Committee Budget  
Agenda Item BILL 4  
Your position on the matter Oppose  
Representing Self  
Organization

Dear Mayor, City Council Members, Budget Committee, and Planning Commission,

I want to begin this letter by stating that I am fully and whole-heartedly in support of cracking down and eliminating illegal vacation rentals on Oahu and am 100% supportive of Bill 89 passed in 2019.

My wife and I long-term rent a house on the North Shore of Oahu, near Sunset Beach. The proliferation of illegal short-term vacation rentals has directly contributed to the reduction in housing supply and an increase in housing prices in this area. It has unquestionably impacted the social cohesion and social structure of our community.

Written Testimony I am a marine scientist and my wife is a social worker. We have dedicated our careers to the health and conservation of Hawaii's communities and natural environment. We are doing everything we can to make this community our home. However, with the median price of a single family home now exceeding \$1,000,000 on Oahu, our ability to stay is becoming harder and harder to realize.

To that end, we recently purchased a condo at Kuilima Estates at Turtle Bay. We made a very conscious decision to buy this condo in this area because it is legal to operate a short-term rental. We manage it and clean it ourselves. We believe this purchase and the income that it generates is our opportunity to save and eventually purchase a home of our own, in our community, that our future expanded family can live in.

That said, the details in the proposed bill on short-term rentals are deeply concerning. For example, imposing a 50% limit on short-term rentals in resort zoned districts such as Kuilima is ridiculous and misguided. Also, the proposed registration fees and renewal fees on top of

GET, and the recent increase in TAT, is excessive.

I trust that societal well-being and the vitality of local families are a top priority in your decision making on this issue. Given that, I am dumbfounded by some of the details in the recent proposal. I strongly suggest decoupling the enforcement of illegal short-term rentals with new rules and associated fees on legal short-term rentals, given how fundamentally different they are with respect to their impacts on our community. This decoupling would provide the resources to ramp-up pressure and action on illegal rentals while simultaneously allowing time for additional community input on the proposed operational changes and rules to legal short-term rentals.

Mahalo for reading this testimony and considering its content in your decision making,

Testimony

Attachment

Accept Terms  
and Agreement

1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Tuesday, March 1, 2022 7:04 PM  
**Subject:** Budget Testimony

## Written Testimony

Name D'Arcy Kerrigan  
Phone  
Email darcy@homesbythesea.com  
Meeting Date 03-02-2022  
Council/PH Committee Budget  
Agenda Item Bill 4  
Your position on the matter Oppose  
Representing Self  
Organization

Aloha,

Written Testimony I am opposed to Bill 4 as it is currently written. Charging condominiums/single-family homes at resort tax rates is a disincentive. Perhaps that is the end game. However since the occupancy rate of condo/s.f. rentals is not as high as hotel rentals, they should be taxed at a lower/different rate than resort zoning.

There must be a way of determining a fair tax rate on residential TVUs. Higher than residential tax rates and lower than resort tax rates.

This all seems to be supported by the hotel unions and the hotels, accompanying Bill 41 which is also a poorly thought out method to control TVUs.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Tuesday, March 1, 2022 7:20 PM  
**Subject:** Budget Testimony

## Written Testimony

Name ALEXIS INSO  
Phone  
Email alexisinso@gmail.com  
Meeting Date 03-02-2022  
Council/PH Committee Budget  
Agenda Item Bill 4  
Your position on the matter Oppose  
Representing Self  
Organization

### Written Testimony

I completely oppose Bill 4. Short term renters ARE NOT HOTELS. We do not make extra money outside of lodging like hotels. We are not large companies with deep pockets. We are simple families hoping to take care of our properties and allow for extra income.

I had a business that I had to close due to the economy fall out of covid. I am barely back on my feet and you guys want to take away the only means I have to feed my family of 5. Raising our taxes would put a huge dent in our profits. Furthermore, many residents live on site and majority of them are retired. It is not fair to tax them extra. How about find other ways to make money from people who have lots of money and it will not affect them instead of stealing every last penny from local, hard working families? Thank you for your time.

### Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Tuesday, March 1, 2022 3:34 AM  
**Subject:** Budget Testimony

## Written Testimony

Name Michael Finer  
Phone  
Email finer.m@gmail.com  
Meeting Date 03-02-2022  
Council/PH Committee Budget  
Agenda Item Bill 4  
Your position on the matter Oppose  
Representing Self  
Organization

Written  
Testimony

I strongly oppose Bill 4 and I ask that you vote no. I beleive what makes the most sense is to classify TVU's similar to B&B's and use the existing property tax rates that you have already established. TVU's are much more comparable to B&B's than resorts. The resort property tax rates are reflective of their ability to generate income outside of just the nightly per rate charge. TVU's are only receiving income on our per night charge, we don't have bars, restaurants, rent equipment, etc. To charge families that own TVU's the same as resorts does not make much sense fundamentally and I don't see any reasonable explanation to do so.

Please allow short term TVU rentals to be defined similar to B&B properties. I think this is fair for all sides and makes the most sense. Thank you for your consideration on this matter.

Testimony  
Attachment

Accept Terms  
and Agreement 1

IP: 192.168.200.67



---

**From:** CLK Council Info  
**Sent:** Monday, February 7, 2022 11:02 AM  
**Subject:** Council Testimony

## Written Testimony

Name Litan Rath  
Phone  
Email litan.rath@gmail.com  
Meeting Date 02-07-2021  
Council/PH Council  
Committee  
Agenda Item Bill 41 Bill No. 4  
Your position on the matter Oppose  
Representing Self  
Organization

Written  
Testimony

Aloha! My family and I live here and we own a unit of Kuilima West. We appreciate this open dialogue opportunity. I am really worried about this item. We paid prime price for the unit with the "by-law" words of legal rental and certain cost. If this item pass, we will have to pull our daughter out of the school she is in or I work on 3rd job after I get off ....then who will take care of the keiki? ....this unit is family investment from TuTu, us, and etc.. This item can really hurt our families and the community. My neighbour is a Kahuku farmer, she lives at her farm and rent out her unit to cover the cost and save for her retirement. She runs a program helping local homeless people. We are local families who work hard, take care of our communities and families. We hire local people and support local schools. Please consider us and our livelihood. Mahalo!

Testimony  
Attachment

Accept Terms  
and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Wednesday, February 9, 2022 8:09 AM  
**Subject:** Budget Testimony

## Written Testimony

Name	Stephen Hygard
Phone	
Email	shygard@hotmail.com
Meeting Date	02-09-2022
Council/PH Committee	Budget
Agenda Item	Bill 4 + Bill 41
Your position on the matter	Oppose
Representing	Self
Organization	
Written Testimony	We are not in favor of Bill 4. This will make it much more difficult to keep my home.
Testimony Attachment	
Accept Terms and Agreement	I

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Friday, March 4, 2022 1:10 PM  
**Subject:** Council Testimony

## Written Testimony

Name Pamela C Taylor  
Phone  
Email bpbazn@msn.com  
Meeting Date 03-09-2022  
Council/PH Council  
Committee  
Agenda Item Bill 4 and 41  
Your position on the matter Oppose  
Representing Self  
Organization

We own a condo in Kuilima East and spend part of the year there to be close to our family living in Kahuku.  
I have a concern that I have not seen addressed.

.STR demand is here to stay! No matter what is done to the legal STR units in resort areas to discourage owners from renting, there will still be a need for affordable stays for families, locals, and others. Now that our legal units are registered and the DPP has all our information, we will be the ones restricted and watched. Our guests will be identified and rooms policed.

Written Testimony I don't hear anything about the "greater good of protecting neighborhoods" anymore. If these bills pass, the number of illegal rentals in neighborhoods will see a great increase. With the continuing lack of enforcement of Bill 89, this will create an even more attractive option for homeowners to rent out rooms, for guests to bunk up without limits, and for cars to park everywhere on neighborhood streets.

During Pipemasters, the side roads were packed with cars and people. It would be interesting to know how many of these accomodations were legal STR's.

The more the DPP and the Board restrict those of us who have been designated legal, the more short term travelers will move back into the neighborhoods. Isn't this how this mess got started? The demand for reasonably priced short term rentals will not go away! It seems like there is something bigger and more profitable for the DPP and the

Board at play here. Who is the money behind Bill 41 and 4, and why is Bill 89 not enforced? I am asking for a timely response

Mahalo for your time.meigh orhoods

Testimony  
Attachment

Accept Terms  
and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Monday, March 21, 2022 7:16 AM  
**Subject:** Zoning and Planning Testimony

## Written Testimony

Name Jason C Bitzer  
Phone  
Email bitzer.jason@gmail.com  
Meeting Date 03-23-2022  
Council/PH Committee Zoning and Planning  
Agenda Item 4  
Your position on the matter Oppose  
Representing Self  
Organization

### Written Testimony

In an error economic turmoil is already presented to the public. This bill add stress to the middle class I making vacations unattainable on one side and money being spent at local businesses negated on the other side. The velocity of money dictates a healthy economy and by slowing the exchange from Tourists to local business this bill will be a detriment to the community. Having to subsidize these taxes onto Guests both local and Taurus will limit the amount of patronage in the Turtle Bay and North Shore area. With little to no TVU 's already on the north shore area the money that is being spent in the area is dwindling and it's going to hurt our local economy to a detrimental level. Coming off a two year down turn non of the local businesses support this further over reach and constraint on our local economy.

### Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Sunday, March 20, 2022 6:19 PM  
**Subject:** Zoning and Planning Testimony

## Written Testimony

Name	Robert Logreco
Phone	
Email	rlogreco@roadrunner.com
Meeting Date	03-23-2022
Council/PH Committee	Zoning and Planning
Agenda Item	41 & 4
Your position on the matter	Oppose
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement 1	

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Sunday, March 20, 2022 6:13 PM  
**Subject:** Zoning and Planning Testimony

## Written Testimony

Name Andrew Logreco  
Phone  
Email andrewlogreco@gmail.com  
Meeting Date 03-23-2022  
Council/PH Committee Zoning and Planning  
Agenda Item 41-4  
Your position on the matter Oppose  
Representing Self  
Organization  
Written Testimony  
Testimony Attachment  
Accept Terms and Agreement 1

IP: 192.168.200.67

---

**From:** CLK Council Info  
**Sent:** Sunday, March 20, 2022 6:16 PM  
**Subject:** Zoning and Planning Testimony

## Written Testimony

Name Sheryl  
Phone  
Email Sherylacacio@gmail.com  
Meeting Date 03-23-2022  
Council/PH Committee Zoning and Planning  
Agenda Item 41 & 4  
Your position on the matter Oppose  
Representing Self  
Organization  
Written Testimony  
Testimony Attachment  
Accept Terms and Agreement 1

IP: 192.168.200.67



**From:** CLK Council Info  
**Sent:** Monday, April 18, 2022 4:16 PM  
**Subject:** Housing and the Economy Testimony

## Written Testimony

Name paul brumble  
Phone  
Email paulhbrumble@yahoo.com  
Meeting Date 04-20-2022  
Council/PH Committee Housing and the Economy  
Agenda Item bill 4 and 9  
Your position on the matter Oppose  
Representing Self  
Organization  
Written Testimony  
Testimony Attachment  
Accept Terms and Agreement 1

IP: 192.168.200.67

<b>For</b>	BILL 4 (2022)
<b>Meeting Date</b>	Apr 20, 2022 @ 09:00 AM
<b>Committee(s)</b>	BUDGET (BUD)
<b>Name</b>	Carol Moy
<b>Email Address</b>	carolmoy@aol.com
<b>Hide Email</b>	No
<b>Phone --</b>	
<b>Zip Code</b>	96731
<b>Representing</b>	Self
<b>Submitted</b>	Apr 20, 2022 @ 09:05 AM

### **Testimony**

Aloha Chair Say and Budget Committee Members, I oppose Bill 4 in its current form because TVU's are very different than Hotels and should be taxed differently. Consider two major differences: Financial Aloha Chair Say and Budget Committee Members, I oppose Bill 4 in its current form because TVU's are very different than Hotels and should be taxed differently. Consider two major differences: Financial & Building Rights.

1. Financial: Hotels earn 32% of their income from sources other than room rentals. Resorts earn 49% of their income from non-room rentals. (CBRE Hotels' Americas Research) These revenue sources include: food and beverage, resort fees, parking fees, sundry shops, events, conferences, ballroom rentals, travel packages, etc. This extra 30-50% of income allows hotels & resorts to pay the higher rate of property taxes. STR's, like for us at Kuilima Estates (legal vacation rentals that are on the resort grounds of the Turtle Bay Hotel) do not generate ANY income outside of rental revenue. With an average daily net income of less than \$100/day, property taxes under Bill 4 would take one-third of the net income of a 1 bedroom/ 1 bath condo at Kuilima. (taxes calculated based on \$900k value at 1.39% hotel/resort tax rate) and that's just plain wrong and unfair. This Bill 4 along with Bill 41 is fraught with inevitable lawsuits to follow.

2. Building Rights: Hotel or Resort zoning allows for greater density and building height. Their building codes also allow various revenue-producing structures such as shops and restaurants. Residentially zoned STR's do not have the same building rights. Please consider referring this Bill to the Real Property Tax Commission for their review and analysis. Please review Section 4 of the Real Property Tax Commission's report, CC-394 when this same issue came up in 2019. They acknowledged Bill 55 (which also sought to lump TVU's with hotels/ resorts) is punitive in that these TVU's do not enjoy the same commercial benefits as hotels. They stated that the business model was entirely different. A potential solution would be to put all STR's together in the new B & B classification, which currently only applies to a small number of B & B NUC's. This revised "Short Term Rental" classification would fairly tax STR's between the current residential rate and that of the hotels/ resorts. We're only asking you to do what's fair! Will you please apply this middle ground to us legal vacation rental owners at Kuilima Estates and make a win-win for the city and us owners? Carol Moy 808 312-4243

**For** BILL 4 (2022)  
**Meeting Date** Apr 20, 2022 © 09:00 AM  
**Committee(s)** BUDGET (BUD)  
**Name** Tamara Thompson  
**Email Address** tamarathompson7@gmail.com  
**Hide Email** No  
**Phone**  
**Zip Code** 94619  
**Representing** Self  
**Submitted** Apr 20, 2022 @ 09:46 AM

### **Testimony**

Aloha Chair Say and Budget Committee Members, I oppose Bill 4 in its current form because TVU's are very different than Hotels and should be taxed differently. Consider two major differences: Financial & Building Rights. 1. Financial: Hotels earn 32% of their income from sources other than room rentals. Resorts earn 49% of their income from non-room rentals. (CBRE Hotels' Americas Research) These revenue sources include: food and beverage, resort fees, parking fees, sundry shops, events, conferences, ballroom rentals, travel packages, etc. This extra 30-50% of income allows hotels & resorts to pay the higher rate of property taxes. STR's, like for us at Kuilima Estates (legal vacation rentals that are on the resort grounds of the Turtle Bay Hotel) Do Not generate ANY income outside of rental revenue. To quadruple our taxes to the highest resort rate is wrong and unfair! 2. Building Rights: Hotel or Resort zoning allows for greater density and building height. Their building codes also allow various revenue-producing structures such as shops and restaurants. Residentially zoned STR's do not have the same building rights. Please consider referring this Bill to the Real Property Tax Commission for their review and analysis. Please review Section 4 of the Real Property Tax Commission's report, CC-394 when this same issue came up in 2019. They acknowledged Bill 55 (which also sought to lump TVU's with hotels/ resorts) is punitive in that these TVU's do not enjoy the same commercial benefits as hotels. They stated that the business model was entirely different. A potential solution is to put all STR's together in the new B & B classification, which currently only applies to a small number of B & B NUC's. This revised "Short Term Rental" classification would fairly tax STR's between the current residential rate and that of the hotels/ resorts. (We're a wonderful revenue stream for the City paying approximately 4 - 5M in GET, TAT, and the new OTAT tax and we'd like that to continue.) Will you please apply this middle ground to us legal vacation rental owners at Kuilima Estates and make a win-win for the City and us Owners? Mahalo, Tamara Thompson

<b>For</b>	BILL 4 (2022)
<b>Meeting Date</b>	Apr 20, 2022 @ 09:00 AM
<b>Committee(s)</b>	BUDGET (BUD)
<b>Name</b>	Ty Wilde
<b>Email Address</b>	tywilde7@gmail.com
<b>Hide Email</b>	No
<b>Phone</b>	8919952337
<b>Zip Code</b>	84005
<b>Representing</b>	Self
<b>Submitted</b>	Apr 20, 2022 @ 09:46 AM

### **Testimony**

Hello friends & Budget Committee Members, I know you have some tough decisions to make & I appreciate the amount of thought you have put in this important matter. We oppose Bill 4 in its current form because TVU's are very different than Hotels & should be taxed differently. Please support the amendment Councilmember Esther Kiaaina is submitting that A1 zoned property on the resort area for example Kuilima Estates are in the Turtle Bay Resort be taxed in a classification in between Residential and Resort rates. We have no ability to add amenities that make up to 49% of a resort's income so it's not fair to tax us at resort rates. Please support Councilmember Esther's amendment to tax us at the middle! Thank you, Ty Wilde

Patricia Rolland  
67-225 Kiapoko St  
Apt. A  
Waialua, HI 96791

April 20, 2022

Aloha Chair Say and Budget Committee Members,

I vehemently oppose Bill 4 in its current form because TVU's are very different than Hotels and should be taxed differently. Consider two major differences: Financial & Building Rights.

1. Financial:

Hotels earn 32% of their income from sources other than room rentals. Resorts earn 49% of their income from non-room rentals. (CBRE Hotels' Americas Research) These revenue sources include: food and beverage, resort fees, parking fees, sundry shops, events, conferences, ballroom rentals, travel packages, etc. This extra 30-50% of income allows hotels & resorts to pay the higher rate of property taxes.

STR's, like for us at Kuilima Estates (legal vacation rentals that are on the resort grounds of the Turtle Bay Hotel) Do Not generate ANY income outside of rental revenue. To quadruple our taxes to the highest resort rate is wrong and unfair!

2. Building Rights:

Hotel or Resort zoning allows for greater density and building height. Their building codes also allow various revenue-producing structures such as shops and restaurants. Residentially zoned STR's do not have the same building rights.

Please consider referring this Bill to the Real Property Tax Commission for their review and analysis. Please review Section 4 of the Real Property Tax Commission's report, CC-394 when this same issue came up in 2019. They acknowledged Bill 55 (which also sought to lump TVU's with hotels/ resorts) is punitive in that these TVU's do not enjoy the same commercial benefits as hotels. They stated that the business model was entirely different.

A potential solution is to put all STR's together in the new B & B classification, which currently only applies to a small number of B & B NUC's. This revised "Short Term Rental" classification would fairly tax STR's between the current residential rate and that of the hotels/ resorts. (We're a wonderful revenue stream for the City paying approximately 4 - 5M in GET, TAT, and the new OTAT tax and I'd like that to continue.)

Will you please apply this middle ground to us legal vacation rental owners at Kuilima Estates and make a win-win for the City and us Owners?

Sincerely,  
  
Patricia Rolland