

BILL062(25)
Testimony

MISC. COMM. 576

COUNCIL

COUNCIL Meeting

Meeting Date: Nov 5, 2025 @ 10:00 AM

Support: 1

Oppose: 1

I wish to comment: 2

Name: Brett Kulbis	Email: brett.kulbis@use.startmail.com	Zip: 96706
Representing: Self	Position: Oppose	Submitted: Nov 2, 2025 @ 03:54 PM
Testimony: Chair Waters, and Members of the Council, Aloha, my name is Brett Kulbis. I am a proud resident of Ewa Beach and a 26-year U.S. Navy veteran. As a concerned resident who believes in limited government, fiscal responsibility and individual responsibility, I write in opposition to Bill 62 CD1 as currently drafted. It is deeply disappointing that, even after repeated testimony and constructive recommendations, this bill continues to ignore the needs, rights, and potential of Oahu's families. This bill will undermine property rights, chill economic opportunity, and erode trust in the legislative process. Hawai'i's families deserve options that respect both community character and household livelihoods, especially in times of economic uncertainty and Oahu's high living costs. I urge the Council to reject this bill in its current form and, refer it back to committee instead, to adopt amendments that: 1. Restore property rights and permit flexibility islandwide, with genuine neighborhood input. 2. Reduce fines, safeguard due process, and reject advertising as presumptive evidence. 3. Grant real authority to neighborhood boards and homeowner associations to determine local short-term rental rules by supermajority. Only through such balanced and community-driven revisions can the Council ensure both neighborhood stability and economic freedom for all Oahu residents. Respectfully submitted, Brett Kulbis U.S. Navy Veteran Ewa Beach		
Name: Kelly Lee	Email: kellyreports@gmail.com	Zip: 96734
Representing: Oahu Short Term Rental Alliance	Position: Support	Submitted: Nov 3, 2025 @ 11:26 AM
Name: Margaret (Peggy) Aurand	Email: pegzaloha@yahoo.com	Zip: 96825

Representing: Kama'āina Occupied Short-Term-Rental O'ahu	Position: I wish to comment	Submitted: Nov 3, 2025 @ 11:23 PM
Name: Tara Gregory	Email: tara@maliamarketing.com	Zip: 96825
Representing: Self	Position: I wish to comment	Submitted: Nov 4, 2025 @ 09:38 AM



The City Council of Honolulu
Regular Meeting November 5, 2025

Re: Support and Comments for Bill 62(25)

Aloha Chair, Vice Chair, and Committee Members,

The O'ahu Short Term Rental Alliance (OSTRA) is in strong support of Bill 62(25) CD1. This measure represents important and welcome improvements to the City's regulatory framework.

We want to begin by expressing our sincere appreciation for the DPP's hard work and continued improvements. Since the successful rollout and development of the HNL Build software system, the Department of Planning and Permitting has made notable progress in streamlining the registration process, and we recognize the significant effort involved in modernizing the City's operations. We appreciate the dedication to making the process more efficient for both applicants and City staff.

While we support these improvements, we respectfully offer a comment regarding one specific requirement that we believe can be refined to better serve both the Department and our members: the mandate for a completely new registration, including the \$1,000 fee, every time there is a change in a property's operator.

We were initially disappointed that the need for this \$1,000 re-registration fee for a simple change in operator was necessary. However, we also understand that there is significant work involved by the Department in maintaining the integrity of the registration system, and we respect the need to cover administrative costs.

We look forward to continuing to work with the Council and the DPP to build a more effective and fair regulatory system for Oahu.

Mahalo for your dedicated service.

Kelly Lee

Kelly Lee, President
O'ahu Short Term Rental Alliance (OSTRA)



KOSTRO

Kama'āina Occupied Short-Term Rentals O'ahu
Defending short-term rental rights of kama'āina whose rental property is their primary residence.

At KOSTRO, we are asking for a simple carve-out that would let short-term-rental hosts use their properties to boost their retirement income as resident hosts to help them live in Hawai'i. There are no un-discussed issues.

This new bill:

- deletes the domicile at rooming house requirement;
- changes minimum stay for rooming to any time period;
- moves regulation of bed and breakfast homes from Lodging (21-5.70-3) to Accessory Residential (21-5.50-3);
- redefines bed and breakfast and specifies minimum stay of any time period;
- changes the minimum stay for TVUs from 90 to 30 days;
- per DPP recommendation made on June 26, 2025, the bill complies with federal court order in HILSTRA v City;
- states reasonable fees for registration, renewal and change of ownership for TVUs.

Freeing these moms and pops and kupuna from the strictures of HAR 25-62 SECTION 2(a)(3)(B)(ii) and HAR 25-62 SECTION 2(a)(4)(i), (ii), and (iv) would do this.

We've got the draft you need. Here's the link.

<https://docs.google.com/document/d/1nGgcYTgzo3l0LsU6En9rPC1AYSGH5kOS/edit>

We need a commitment that this carve-out issue be on the agenda for the next Zoning Committee meeting and on the agenda for the next Council meeting. May we have that commitment and promise?

Re: Bill 25-62 — Short-Term Rental (STR) Restrictions
To: Honolulu City Council and Planning & Zoning Committee
Date: 11/4/25

Aloha Chair and Councilmembers,

My name is Tara Malia Gregory, and I live and work in Hawai‘i Kai. I am the daughter of Kanaka parents who simply want to be priced back into the communities they helped build. My father is a 100 percent disabled Vietnam Navy veteran, and as their future caretaker, I’m doing everything I can to keep our ‘ohana stable and rooted here.

I sold everything I owned in Texas to return home because Hawai‘i is where my family belongs. Like many residents, we’re not looking for handouts, we’re just trying to make ends meet in the most expensive housing market in the nation.

My stance is simple: Let Hawaiians and local residents who have worked hard to purchase property afford their mortgage by renting a portion of that property for income. That rental income can mean the difference between keeping our home or losing it. We need balanced reform, a policy that protects housing for local residents without destroying local livelihoods or handing more power to off-island investors.

I support the principle behind the O‘ahu Short-Term Rental Alliance (OSTRA): create fair, data-driven regulation, not blanket bans that punish the people who live here.

1. Facts Matter

Mayor Blangiardi’s claim that shutting down STRs would “return 12,000 homes to the local market” is factually inaccurate.

- Department of Planning & Permitting (DPP) data and independent analyses show only 800 to 1,200 units could realistically become long-term housing, a tiny fraction of O‘ahu’s total shortage.
- Many STRs are in resort, mixed-use, or high-HOA condo zones, they’re not eligible for local occupancy.
- In reality, less than 5 percent of O‘ahu’s short-term rentals could convert to affordable housing.

The 12,000 figure came from Airbnb/VRBO listings, including duplicates and resort-zoned properties, not verified data. Yet those inflated numbers are being used to justify sweeping restrictions that hurt local homeowners while doing little to solve our housing crisis.

2. The Real Problem

Data from the Hawai‘i Appleseed Center show that about 13 percent of O‘ahu homes are owned by people who don’t live in Hawai‘i. That’s the real source of imbalance, speculative, corporate, off-island ownership, not local ‘ohana hosts trying to cover the mortgage or care for kūpuna. Meanwhile, median rent sits around \$2,650 per month, pricing out working families faster than we can build new homes. We cannot fix affordability by over-regulating residents who are already struggling to stay.

3. A Path Forward

At a recent town hall, the mayor himself admitted the current laws “probably need to be changed.” I agree; let’s change them.

Bill 25-62 will likely pass tomorrow, but it does not reflect the balance our community was promised. During this process, there was a commitment to craft a separate bill that protects resident-hosted rentals.

I respectfully ask the Council to:

1. Place discussion of a new, balanced STR bill on the agenda for the November Planning and Zoning Committee meeting; and
2. Ensure that this community-crafted bill by KOSTRO is introduced for first reading at the Full Council on December 3rd.

We all agree housing affordability is a crisis, but we can’t solve it by punishing the people who live here. Let’s protect locals, regulate investors, and base our policy on truth and transparency, not inflated numbers.

Please, don’t punish the people who live here.

Punish unchecked speculation that’s hollowing out our neighborhoods.

Restore balance and fairness so families like mine can stay, thrive, and care for our kūpuna with dignity.

Mahalo nui loa for your time, your integrity, and your service to the people of Honolulu.

Tara Malia Gregory

Hawai‘i Kai Resident | Daughter of a Navy Veteran | Supporter of OSTR & KOSTRO