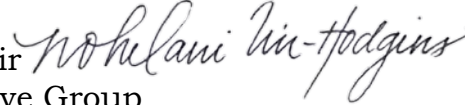


October 14, 2025

MEMO TO: Members of the Housing and Land Use Committee

F R O M: Nohelani U'u-Hodgins, Chair
Bill 9 Temporary Investigative Group



SUBJECT: **TEMPORARY INVESTIGATIVE GROUP ON TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS FINAL REPORT** (HLU-4(1)) (PAF 25-226)

The Bill 9 Temporary Investigative Group of the Housing and Land Use Committee, having met on September 15, 16, 17, 19, 23, 27, and 29, 2025, makes its report as follows:

I. Background

By correspondence dated August 13, 2025, HLU Committee Vice-Chair Nohelani U'u-Hodgins transmitted a legislative proposal to establish a Temporary Investigative Group on policies and procedures for Transient Vacation Rental uses in Apartment Districts.

Under Section 92-2.5, Hawai'i Revised Statutes, the Bill 9 TIG was formed, as described in the legislative proposal, by the Housing and Land Use Committee on August 20, 2025.

HLU Committee Vice-Chair U'u-Hodgins was designated as the TIG Chair, Councilmember Tamara Paltin as the TIG Vice-Chair, and Councilmembers Tom Cook and Shane M. Sinenci as TIG voting members.

The TIG was required to submit a report of the group's recommendations to the HLU Committee by December 31, 2025.

II. Purpose and scope

The Bill 9 TIG was directed to make findings and recommendations to the Committee on:

1. Identifying Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones. “Properties” includes individual units or entire buildings.
2. Summarizing forecasted economic and social impacts of TVR uses being phased out in the Apartment Districts.
3. Suggesting Council-initiated bills to approve a Change in Zoning, Community Plan Amendment, or Conditional Permit for the identified properties.
4. Suggesting improvements to Chapter 19.510, Maui County Code, “Application and procedures,” to make applications for a Change in Zoning, Community Plan Amendment, or other land-use entitlements more cost efficient and time efficient.

The TIG was tasked with evaluating Apartment District properties permitted to have TVR uses to:

- Identify current uses on the properties;
- Consider uses likely to occur on the properties if TVR uses are phased out;
- Analyze how phasing out TVR uses will impact the surrounding community and the County as a whole; and
- Determine whether TVR uses should be allowed to continue on properties through the appropriate land-use-designation changes.

The TIG was authorized to work with the Planning Director to:

- Review the Department’s application and review processes for land-use-designation changes to consider the timeliness of applications;

- Identify factors that may hinder processing of applications; and
- Consider policies and procedures to expedite the processing of applications.

The TIG was also authorized to:

- Research other municipalities' land-use processes; and
- Conduct interviews and discussions with:
 - County officers and personnel;
 - Individuals with expertise on Apartment District properties and the impacts of phasing out TVR uses in the Apartment Districts; and
 - Representatives from the following groups:
 - Apartment District and other property owners;
 - Officials in other municipalities;
 - Land-use planners;
 - Housing advocates;
 - Economists; and
 - Businesspersons in real estate, hospitality, and other industries.

Finally, the TIG was requested to:

- Identify Apartment District properties on which TVR uses should be allowed to continue and recommend the appropriate land-use-designation changes;

- Identify, and rank in order of importance, changes to Chapter 19.510, Maui County Code, to improve application and review processes;
- Identify which beneficial changes to policies and procedures require legislative proposals and action by the Council; and
- Identify which beneficial policies and procedures can be accomplished by Department of Planning administrative action.

III. Rules, procedures, and dissolution

The Bill 9 TIG conducted its meetings and discussions under the authority of:

- The legislative proposal that established the TIG; and
- HRS Subsection 92-2.5(b), which states: “Two or more board members, but less than the number of members which would constitute a quorum, may be assigned to:

(1) Investigate a matter relating to the official business of their board, provided that:

(A) The scope of the investigation and the scope of each member’s authority are defined at a meeting of the board;

(B) All resulting findings and recommendations are presented to the board at a meeting of the board; and

(C) Deliberation and decision-making on the matter investigated, if any, occurs only at a duly noticed meeting of the board held no less than six business days after the meeting at which the findings and recommendations of the investigation were presented to the board.”

Accordingly, Subparagraph A's requirements were satisfied at the HLU Committee's meeting of August 20, 2025. Subparagraph B's requirements are to be satisfied at the Committee's meeting of October 14, 2025. And Subparagraph C's allowances are to be scheduled by the Committee.

The TIG is dissolved upon presentation of its findings, recommendations, and legislative proposals to the HLU Committee; therefore, the TIG is now dissolved.

IV. Meetings

Present at every meeting were all four TIG members and staff from the Office of Council Services and Department of the Corporation Counsel.

Additionally, the TIG met with the Mayor, Managing Director, staff from the Department of Planning and the Department of Finance, businesspersons in real estate, housing advocates, and loan officers.

The TIG's meeting discussions were scheduled as follows:

- September 15, 2025:

TIG rules and procedures, planning for future TIG meetings, allowable uses in Apartment Districts, changes in zoning, Community Plan amendments, conditional permits

- September 16, 2025:

TVR use in Apartment and Hotel Districts, Apartment District Properties allowed to be used for short-term occupancy, timeshares, leaseholds, units originally built for workforce or affordable housing

- September 17, 2025:

Economic impacts to Maui County if TVR uses are phased out in the Apartment Districts

- September 19, 2025:

Sea Level Rise Exposure Area; economic and social impacts to Maui County if TVR uses are phased out in the Apartment Districts, including housing availability

- September 23, 2025:

Mortgage and loan processes; economic and social impacts to Maui County if TVR uses are phased out in the Apartment Districts, including housing availability and attainability

- September 27, 2025:

Impacts of phasing out TVR uses on the surrounding community and the County as a whole; Department of Planning's application and review processes for land-use-designation changes, including identify factors that may hinder processing of applications and considering policies and procedures to expedite the processing of applications

- September 29, 2025:

Application and review processes for land-use-designation changes, beneficial policies and procedures that can be accomplished by Department of Planning's administrative action, economic and social impacts to Maui County if TVR uses are phased out in the Apartment Districts, recap of TIG's recommendations

The Bill 9 TIG also conducted site visits around Maui Island.

V. Findings and recommendations

The TIG found the following potential economic and social impacts of TVRs being phased out as permitted uses in the Apartment Districts:

- The economic impact to the County, especially as it relates to Real Property Taxes, is difficult to predict because classifications, tiers, and rates may change over time.
- Assuming the current RPT classifications, tiers, and rates remain the same, the economic impact to the County would be largest—i.e., decrease the County’s RPT revenue the most—if all units become owner-occupied. The impact would be smallest—i.e., decrease RPT revenue the least—if all units become non-owner-occupied.
- In the immediate future, the County may not see a large economic impact to its RPT collections; however, phasing out TVR uses in the Apartment Districts may impact General Excise Tax and Transient Accommodations Tax revenue as property owners long-term rent, sell, or vacate their units.
- Similarly, fewer TVRs could result in a reduction in tourism, which could also impact hospitality-related jobs.
- On the other hand, Maui County residents seeking permanent housing have time to prepare for long-term rental or home ownership by meeting with loan officers and taking advantage of homebuyer education classes offered throughout the County.
- Additionally, many Apartment District TVRs are in West Maui, where a large number of residents were displaced by the August 2023 Maui Wildfires. Limited water availability impedes development of new West Maui housing, but housing may still become available to displaced residents if TVR owners choose to sell their properties after a phase out.
- The TIG discussed ways to mitigate the potential financial losses or encourage the full-time use of Apartment District properties for residential purposes, including through an empty homes tax.
- The TIG acknowledged that, although the intent of phasing out TVR uses in the Apartment Districts is to increase housing availability for Maui County residents to live in, both local and

out-of-state investors could purchase properties placed on the market.

- The TIG also acknowledged that properties subject to litigation are (1) less likely to be sold; and (2) less likely to be bought by local residents because banks typically only authorize cash transactions on those properties.

The TIG noted that property owners wishing to continue TVR uses may apply for land-use-designation changes.

By unanimous, affirmative votes the TIG established the following recommendations:

Recommendation #1:

Urging the Department of Planning to introduce legislation establishing H-3 and H-4 Hotel Districts

Purpose and scope:

- Identifying Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones. “Properties” includes individual units or entire buildings.
- Councilmembers may work with the Planning Director to review the Department of Planning's application and review processes for land-use-designation changes to consider the timeliness of applications, from initiation to final approval or denial, identify factors that may hinder processing of applications, and consider policies and procedures to expedite the processing of applications.
- Identify which beneficial policies and procedures can be accomplished by Department of Planning's administrative action.

Summary:

- The original purpose and intent of Chapter 19.12, Maui County Code, which established Apartment Districts, was:
 - To provide higher density housing options generally established within or near the urban core of a town to provide residents with access to jobs, services, amenities, and transportation options. Uses within the Apartment Districts are appropriately located near, and are compatible with, uses in the various business, residential, public/quasi-public, and park districts.
 - To provide a transition between residential districts and business districts.
 - That residential buildings and structures within the Apartment District be occupied on a long-term residential basis.
- The County could establish H-3 and H-4 Hotel Districts that are like-for-like with the A-1 and A-2 Apartment Districts, respectively, except that TVR uses would be permitted outright.
- Apartment District properties on which TVR uses should be allowed to continue could then be rezoned into the H-3 and H-4 Hotel Districts without changing the properties' allowable uses.
- Introduction of the legislation by the Department of Planning would result in the proposed legislation going to the Planning Commissions first, without an initial referral by Council, expediting the process and minimizing personnel resources for establishing the new Hotel Districts.

Recommended action: The TIG recommends introduction of a resolution urging the Department of Planning to introduce legislation establishing H-3 and H-4 Hotel Districts in Section 19.14, Maui County Code, that are like-for-like with the A-1 and A-2 Apartment Districts, respectively, except that TVR uses would be outright permitted.

Barriers to implementation: None.

Recommendation #2: Council-initiated land-use-designation changes

Purpose and scope:

- Identifying Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones. “Properties” includes individual units or entire buildings.
- Suggesting Council-initiated bills to approve a Change in Zoning, Community Plan Amendment, or Conditional Permit for the identified properties.
- Identify which beneficial changes to policies and procedures require legislative proposals and action by the Council.

Summary:

- Exhibit “2,” attached, notes Apartment District properties allowed to be used for short-term occupancy and the recommendations for which continuing TVR uses may be appropriate.
- Properties with market values not attainable by most Maui County residents would be appropriate to continue TVR uses.
- Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise would not produce long-term housing options for residents and would therefore be appropriate to continue TVR uses.
- Properties that are entirely or almost entirely made up of timeshare units would not be required to phase out TVR use and, therefore, should be located in the Hotel District or resort and hotel-related community plan areas.

- TVRs in Apartment Districts located on Molokai were not recommended to be phased out regardless of what occurs countywide.
- Owners of property not included in Exhibit “2” who are wishing to continue TVR uses may still individually apply for land-use-designation changes.
- Owners of properties that are listed in Exhibit “2” but prefer to apply for upzoning of their properties may be excluded from Council-initiated comprehensive zoning and individually apply for land-use-designation changes.

Recommended action: The TIG recommends the following:

1. Council-initiated Changes in Zoning from A-1 or A-2 Apartment Districts to H-3 or H-4 Hotel Districts, respectively, once the H-3 and H-4 Hotel Districts are established, for the properties noted in Exhibit “2.”
2. Changes to community-plan designations for properties noted in Exhibit “2” and located in South Maui as part of the Council’s review of the South Maui Community Plan update.
3. Council-initiated changes to community-plan designations for all other properties noted in Exhibit “2.”

Barrier to implementation: The length of time for land-use-designation changes to be reviewed and approved will likely extend beyond the current Council term.

The recommendations noted above further the following General Plan objectives:

- “Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family.” (West Maui Community Plan, page 58)

- “Limit the number of visitor-accommodation units and facilities in Community Plan Areas.” (Countywide Policy Plan, page 73)
- “Maintain a sustainable balance between the resident, part-time resident, and visitor populations.” (Countywide Policy Plan, page 73)

VI. Summary

Under HRS Section 92-2.5, the Bill 9 TIG was established on August 20, 2025, to investigate and make findings and recommendations on policies and procedures for Transient Vacation Rental uses in Apartment Districts.

Through the course of seven meetings including various resource personnel, the TIG found the following potential economic and social impacts of TVR uses being phased out in the Apartment Districts:

- The economic impact to the County, especially as it relates to Real Property Taxes, is difficult to predict because classifications, tiers, and rates may change over time.
- Assuming the current RPT classifications, tiers, and rates remain the same, the economic impact to the County would be largest, or decrease the County’s RPT revenue the most, if all units become owner-occupied; and the economic impact would be smallest, or decrease RPT revenue the least, if all units become non-owner-occupied.
- In the immediate future, the County may not see a large economic impact to its RPT collections; however, phasing out TVR uses in the Apartment Districts may impact General Excise Tax and Transient Accommodations Tax revenue as property owners long-term rent, sell, or vacate their units.
- Similarly, fewer TVRs could result in a reduction in tourism, which could also impact hospitality-related jobs.

- On the other hand, Maui County residents seeking permanent housing have time to prepare for long-term rental or home ownership by meeting with loan officers and taking advantage of homebuyer education classes offered throughout the County.
- Additionally, many Apartment District TVRs are in West Maui, where a large number of residents were displaced by the August 2023 Maui Wildfires. Limited water availability impedes development of new West Maui housing, but housing may still become available to displaced residents if TVR owners choose to sell their properties after a phase out.
- The TIG discussed ways to mitigate the potential financial losses or encourage the full-time use of Apartment District properties for residential purposes, including through an empty-homes tax.
- The TIG acknowledged that, although the intent of phasing out TVR uses in the Apartment Districts is to increase housing availability for Maui County residents to live in, both local and out-of-state investors could purchase properties placed on the market.
- The TIG also acknowledged that properties subject to litigation are (1) less likely to be sold; and (2) less likely to be bought by local residents because banks typically only authorize cash transactions on those properties.

The TIG noted that property owners wishing to continue TVR uses may apply for land-use-designation changes.

The TIG also unanimously voted to make the following recommendations:

1. Introduction of a resolution urging the Department of Planning to introduce legislation establishing H-3 and H-4 Hotel Districts in Section 19.14, Maui County Code, that are like-for-like with the A-1 and A-2 Apartment Districts, respectively.

2. Council-initiated changes in zoning from A-1 or A-2 Apartment District to H-3 or H-4 Hotel Districts, respectively, once the H-3 and H-4 Hotel Districts, for the properties noted in Exhibit “2.”
3. Council-initiated changes to community-plan designations for properties noted in Exhibit “2” and located in South Maui during its review of the South Maui Community Plan update.
4. Council-initiated changes to community-plan designations for all other properties noted in Exhibit “2.”

The TIG is dissolved as of the issuance of this report on October 14, 2025.

paf:kmatt:25-226a

Attachment

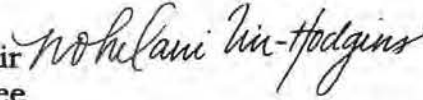
Exhibit "1"

August 13, 2025

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MEMO TO: HLU-4 File

F R O M: Nohelani U'u-Hodgins, Vice-Chair
Housing and Land Use Committee



SUBJECT: **TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO
TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND
PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN
THE APARTMENT DISTRICTS** (HLU-4)

The attached legislative proposal pertains to Item 4 on the Committee's agenda.

paf:jgk:25-205b

Attachment

**Temporary Investigative Group on Policies and Procedures for Transient
Vacation Rental Uses in the Apartment Districts**

Housing and Land Use Committee (HLU-4)

Purpose of investigation:

The investigation's purpose is to make findings and recommendations on:

1. Identifying Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones. "Properties" includes individual units or entire buildings.
2. Summarizing forecasted economic and social impacts of TVR uses being phased out in the Apartment Districts.
3. Suggesting Council-initiated bills to approve a Change in Zoning, Community Plan Amendment, or Conditional Permit for the identified properties.
4. Suggesting improvements to Chapter 19.510, Maui County Code, "Application and procedures," to make applications for a Change in Zoning, Community Plan Amendment, or other land-use entitlements more cost efficient and time efficient.

Scope of investigation:

The investigation's scope is as follows:

1. The Temporary Investigative Group may evaluate Apartment District properties on which Transient Vacation Rental use is a permitted use to:
 - a. Identify current uses on the properties.
 - b. Consider uses likely to occur on the properties if Transient Vacation Rental uses are phased out.
 - c. Analyze how phasing out Transient Vacation Rental uses will impact the surrounding community and the County as whole.

- d. Determine whether Transient Vacation Rental uses should be allowed to continue on the properties through the appropriate land-use-designation changes.
2. The Temporary Investigative Group may work with the Planning Director to review the Department of Planning's application and review processes for land-use-designation changes to:
 - a. Consider the timeliness of applications, from initiation to final approval or denial.
 - b. Identify factors that may hinder processing of applications.
 - c. Consider policies and procedures to quicken the processing of applications, including those implemented by other municipalities.
3. During its investigation, the Temporary Investigative Group may:
 - a. Conduct interviews and discussions with County officers or, with the applicable agency head's approval, County personnel, including personnel from the following agencies: Department of Planning, Department of Finance, Department of Housing, and Department of the Corporation Counsel.
 - b. Conduct interviews and discussions with individuals with expertise on Apartment District properties and their uses and the impacts of phasing out Transient Vacation Rental uses in the Apartment Districts.
 - c. Consult with representatives from the following groups: Apartment District and other property owners, officials in other municipalities, land-use planners, housing advocates, economists, and businesspersons in real estate, hospitality, and other industries.
 - d. Research other municipalities' land-use processes.
4. At the investigation's conclusion, the Temporary Investigative Group is requested to:
 - a. Identify Apartment District properties on which Transient Vacation Rental uses should be allowed to continue and recommend the appropriate land-use-designation changes.
 - b. Identify and rank in order of importance changes to Chapter 19.510 to improve application and review processes.

- c. Identify which beneficial changes to policies and procedures require legislative proposals and action by the Council.
- d. Identify which beneficial policies and procedures can be accomplished by Department of Planning administrative action.

Duration and general rules:

- 1. Discussion of matters on the investigation's purpose and scope is restricted to only those Councilmembers appointed as Temporary Investigative Group members by the Housing and Land Use Committee.
- 2. The presence of three members, whether in person or online, for a discussion called and convened by the Chair, or in the absence or disability of the Chair, the Vice-Chair, is a quorum of the Temporary Investigative Group.
- 3. Discussion of matters on the investigation's purpose and scope is restricted to discussions called and convened by the Chair, or in the absence or disability of the Chair, the Vice-Chair;
- 4. Three affirmative votes are required to establish a recommendation.
- 5. The Temporary Investigative Group will submit a report of the group's recommendations to the Housing and Land Use Committee by December 31, 2025; and
- 6. The Temporary Investigative Group may be referred to as "the Bill 9 TIG."
- 7. The Temporary Investigative Group will be dissolved after presentation of its report to the Housing and Land Use Committee.

Membership:

Nohelani U'u-Hodgins, Chair

Authority:

Call, convene, and facilitate discussions; request staff assistance from the Council Chair and the Administration; draft the report to the Housing and Land Use Committee; establish and enforce parliamentary procedure.

Tamara Paltin, Vice-Chair

In the Chair's absence or disability,
the Vice-Chair assumes the Chair's
duties.

Tom Cook, member

Voting member.

Shane M. Sinenci, member

Voting member.

paf:jgk:25-205a

EXHIBIT "2"							
PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS	LOCATION
HANA KAI-MAUI	140050400000	4865 Uakea Rd	1974	A1	MF	19	Hana (East Maui)
MAUI ELDORADO	440080210000	2661 Kekaa Dr	1968	A2	H	205	Kā'anapali (West Maui)
HALE KAA NAPALI	440060110000	45 Kai Ala Dr	1587	A2/H/OS	H	258	Kā'anapali (West Maui)
KAPALUA BAY VILLAS	420010240000	500 Bay Dr	1977	A2	MF	141	Kapalua (West Maui)
MAUI SCHOONER	390010040000	980 S Kihei Rd	1980	A2	MF	58	Kihei (South Maui)
MAUI KAMAOLE	390041430000	2777 S Kihei Rd	1988	A1	MF	28	Kihei (South Maui)
MAUI KAMAOLE II	390041440000	2777 S Kihei Rd	1989	A1	MF	48	Kihei (South Maui)
KIHEI BAY SURF	390011070000	715 S Kihei Rd	1980	A1	MF	118	Kihei (South Maui)
GRND CHAMP VILLAS	210081040000	155 Wailea lke Pl	1989	A2	MF/OS/PD	188	Kihei (South Maui)
MAUI VISTA	390180030000	2191 S Kihei Rd	1980	A2	MF	280	Kihei (South Maui)
MAUI KAMAOLE III	390040820000	2777 S Kihei Rd	1994	A1	MF	240	Kihei (South Maui)
1178 ULUNI U RD	390070020000	1178 Uluniu Rd	1935	A1	MF	1	Kihei (South Maui)
1440 HALAMA ST	390090030000	1440 Halama St	1946	A1	MF	1	Kihei (South Maui)
1470 HALAMA ST	390090250000	1470 Halama St	1960	A1	MF	1	Kihei (South Maui)
2131 ILILI RD	390050390000	2131 Iliili Rd	1946	A1	MF	1	Kihei (South Maui)
INDO LOTUS BEACH HSE	390050220000	2216 S Kihei Rd	1970	A1	MF	1	Kihei (South Maui)
MOANA VILLA	390070250000	1158 Uluniu Rd	1973	A1	MF	1	Kihei (South Maui)
MY WAII BEACH COTTAGE	390050120000	2128 Iliili Rd	1870	A1	MF	1	Kihei (South Maui)
1194 ULUNI U RD	390070010000	1194 Uluniu Rd	1964; 1979	A1	MF	2	Kihei (South Maui)
KAPU TOWNHOUSE	390090050000	69 Kapu Pl	1980	A1	SF	2	Kihei (South Maui)
WAI OHULI BCH DUPLEX	390090100000	64 W Lipoa St	1977	A1	MF	2	Kihei (South Maui)
KIHEI BAY VISTA	390011430000	679 S Kihei Rd	1989	A1	MF	60	Kihei (South Maui)
HALE KAMAOLE	390040840000	2737 S Kihei Rd	1974	A1/A2	MF	188	Kihei (South Maui)
KAMAOLE SANDS	390040040000	2695 S Kihei Rd	1983	A2	MF	440	Kihei (South Maui)
1444 HALAMA ST	390090020000	1444 Halama St	1968	A1	MF	4	Kihei (South Maui)
WALEA EKAHI II	210080600000	3300 Wailea Alanui Dr	1976	A1	MF/PUD	92	Wailea-Makena (South Maui)
WALEA EKAHI I	210080640000	3300 Wailea Alanui Dr	1976	A1/BR/OS/PUD	MF/OS	100	Wailea-Makena (South Maui)
WALEA EKAHI III	210080650000	3300 Wailea Alanui Dr	1976	A1/H1/OS/PUD	MF/OS	104	Wailea-Makena (South Maui)
WALEA EKOLU	210080770000	10 Wailea Ekolu Pl	1979	A1/OS-GC/PUD	MF	148	Wailea-Makena (South Maui)
PALMS AT WALEA I	210080820000	3200 Wailea Alanui Dr	1990	A1	MF/OS/PD	150	Wailea-Makena (South Maui)
KAA NAPALI ROYAL	440080230000	2560 Kekaa Dr	1980	A2	MF/OS	105	Kā'anapali (West Maui)
LAHAINA BEACH CLUB	430060060000	3711 Lower Honoapiilani Rd	1971	A2	MF	12	Lahaina (West Maui)
KAHANA OUTRIGGER	430050310000	4521 Lower Honoapiilani Rd	1981	A1	MF	4	Lahaina (West Maui)
KAHANA OUTRIGGER	430050200000	4521 Lower Honoapiilani Rd	1981	A1	MF	8	Lahaina (West Maui)
PIKAKE	430060630000	3701 Lower Honoapiilani Rd	1966	A2	MF	12	Lahaina (West Maui)
LOKELANI	430060160000	3833 Lower Honoapiilani Rd	1971	A2	MF/OS	36	Lahaina (West Maui)
HALE KAI I	440010420000	3691 Lower Honoapiilani Rd	1967	A2	MF	40	Lahaina (West Maui)
MILOWAI-MAALAEA	380140220000	50 Hauoli St	1977	A2/M1	LI	42	Mā'alaea (South Maui)
HONO KAI	380140020000	280 Hauoli St	1972	A2/A1	MF	46	Mā'alaea (South Maui)
LAULOA MAALAEA	380140160000	100 Hauoli St	1979	A2	MF	47	Mā'alaea (South Maui)
MAALAEA KAI	380140210000	70 Hauoli St	1974	A2	MF	79	Mā'alaea (South Maui)
ISLAND SANDS	380140150000	150 Hauoli St	1975	A2	MF	83	Mā'alaea (South Maui)
MAUI SANDS II	440010710000	3559 Lower Honoapiilani Rd	1969	A2	MF	20	Lahaina (West Maui)
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	53	Lahaina (West Maui)
HALE ONO LOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	MF	67	Lahaina (West Maui)
KULEANA	430080040000	3959 Lower Honoapiilani Rd	1972	A1	MF	18	Lahaina (West Maui)
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	28	Lahaina (West Maui)
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A2	MF/OS	28	Lahaina (West Maui)
PAKI MAUI I & II	440010510000	3601 Lower Honoapiilani Rd	1975	A2	MF/OS	80	Lahaina (West Maui)
KULEANA	430080050000	3956 Lower Honoapiilani Rd	1974	A1	MF/OS	100	Lahaina (West Maui)
PAPAKEA	440010550000	13543 Lower Honoapiilani Rd	1977	A2/H2	MF/H2/OS2	364	Lahaina (West Maui)
MAUI HILL	390040810000	2881 S Kihei Rd	1981	A1	MF	140	Kihei (South Maui)
MAUI SUNSET	390010020000	1032 S Kihei Rd	1974	A2	MF	225	Kihei (South Maui)

Exhibit "3"

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
HANA KAI-MAUI	140050400000	4865 Uakea Rd	1974	A1	MF	19
WALEA EKAHI II	210080600000	3300 Wailea Alanui Dr	1976	A1	MF/PUD	92
WALEA EKAHI I	210080640000	3300 Wailea Alanui Dr	1976	A1/BR/OS/PUD	MF/OS	100
WALEA EKAHI III	210080650000	3300 Wailea Alanui Dr	1976	A1/H1/OS/PUD	MF/OS	104
WALEA EKOLU	210080770000	10 Wailea Ekolu Pl	1979	A1/OS-GC/PUD	MF	148
PALMS AT WALEA I	210080820000	3200 Wailea Alanui Dr	1990	A1	MF/OS/PD	150
GRND CHAMP VILLAS	210081040000	155 Wailea Ike Pl	1989	A2	MF/OS/PD	188
KUAAU PLAZA	260120500000	777 Hana Hwy	1973	A2	MF	30
MAKANI A KAI	380140010000	300 Hauoli St	1974	A1	MF	24
HONO KAI	380140020000	280 Hauoli St	1972	A2/A1	MF	46
KANAI A NALU	380140040000	250 Hauoli St	1977	A2	MF	80
MAALAEA BANYANS	380140110000	190 Hauoli St	1987	A2	MF	78
ISLAND SANDS	380140150000	150 Hauoli St	1975	A2	MF	83
LAULO A MAALAEA	380140160000	100 Hauoli St	1979	A2	MF	47
MAALAEA KAI	380140210000	70 Hauoli St	1974	A2	MF	79
MILOWAI-MAALAEA	380140220000	50 Hauoli St	1977	A2/M1	LI	42
MAUI SUNSET	390010020000	1032 S Kihei Rd	1974	A2	MF	225
MAUI SCHOONER	390010040000	980 S Kihei Rd	1980	A2	MF	58
LUANA KAI	390010060000	940 S Kihei Rd	1979	A2	MF	113
WAIPUILANI	390010570000	1002 S Kihei Rd	1975	A2	MF	42
KAUHALE MAKAI	390010750000	938 S Kihei Rd	1976	A2	MF	169
KIHEI BAY SURF	390011070000	715 S Kihei Rd	1980	A1	MF	118
LEINAALA	390011100000	998 S Kihei Rd	1975	A2	MF	24
KOA RESORT II	390011340000	811 S Kihei Rd	1980	A1	MF	54
KIHEI RESORT	390011360000	777 S Kihei Rd	1981	A1	MF	64
KIHEI BAY VISTA	390011430000	679 S Kihei Rd	1989	A1	MF	60
KAMAOLE SANDS	390040040000	2695 S Kihei Rd	1983	A2	MF	440
MAUI HILL	390040810000	2881 S Kihei Rd	1981	A1	MF	140
MAUI KAMAOLE III	390040820000	2777 S Kihei Rd	1994	A1	MF	240
HALE KAMAOLE	390040840000	2737 S Kihei Rd	1974	A1/A2	MF	188
HALEAKALA SHORES	390040970000	2619 S Kihei Rd	1974	A2	MF	76
MAUI PARKSHORE	390040980000	2653 S Kihei Rd	1974	A2	MF	64
KEAWAKAPU	390041390000	2895 S Kihei Rd	1976	A1	MF	18
MAUI KAMAOLE	390041430000	2777 S Kihei Rd	1988	A1	MF	28
MAUI KAMAOLE II	390041440000	2777 S Kihei Rd	1989	A1	MF	48
MY WAIL BEACH COTTAGE	390050120000	2128 Ilili Rd	1970	A1	MF	1
WALEA INN	390050130000	2141 Ilili Rd	1985	A1	MF	6

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Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
LIHIKAI APTS	390050170000	2173 Iliili Rd	1963	A1	MF	8
KIHEI COVE	390050180000	2181 Iliili Rd	1980	A1	MF	6
HALE MAHIALANI	390050210000	7 Kaiau Pl	1976	A1	MF	7
INDO LOTUS BEACH HSE	390050220000	2216 S Kihei Rd	1970	A1	MF	1
KAMAOLE ONE	390050230000	2230 S Kihei Rd	1973	A1	MF	12
HALE ILILI	390050350000	2172 Iliili Rd	1978	A1	MF	4
PUNAHOA BEACH APTS	390050380000	2142 Iliili Rd	1970	A1	MF	15
2131 ILILI RD	390050390000	2131 Iliili Rd	1946	A-1	MF	1
1194 ULUNI RD	390070010000	1194 Uluniu Rd	1964, 1979	A-1	MF	2
1178 ULUNI RD	390070020000	1178 Uluniu Rd	1935	A-1	MF	1
MOANA VILLA	390070250000	1158 Uluniu Rd	1973	A1	MF	1
HALE KAI O'KIHEI	390080030000	1310 Uluniu Rd	1969	A1	MF	59
LEILANI KAI	390080090000	1226 Uluniu Rd	1974	A1	MF	9
KIHEI GARDEN ESTATES	390080110000	1299 Uluniu Rd	1979	A1	MF	84
ALOHA VILLAS	390080310000	1338 Uluniu Rd	1980	A-1	MF	4
1444 HALAMA ST	390090020000	1444 Halama St	1968	A-1	MF	4
1440 HALAMA ST	390090030000	1440 Halama St	1946	A-1	MF	1
KAPU TOWNHOUSE	390090050000	69 Kapu Pl	1980	A1	SF	2
WAIHOLI BCH DUPLEX	390090100000	64 W Lipoa St	1977	A1	MF	2
1470 HALAMA ST	390090250000	1470 Halama St	1960	A-1	MF	1
WAIHOLI BEACH HALE	390090290000	49 W Lipoa St	1979	A1/PU	MF	52
KIHEI VILLA	390160200000	2135 S Kihei Rd	1973	A2	MF	24
KALAMA TERRACE	390160270000	35 Walaka St	1972	A2	MF	61
SHORES OF MAUI	390170030000	2075 S Kihei Rd	1975	A1	MF	50
KIHEI PARKSHORE	390170100000	2037 S Kihei Rd	1974	A1	MF	16
KANOE APTS	390170170000	2050 Kanoe St	1982	A-1	MF	18
PACIFIC SHORES	390180020000	2219 S Kihei Rd	1979	A2	MF	136
MAUI VISTA	390180030000	2191 S Kihei Rd	1980	A2	MF	280
KAPALUA BAY VILLAS	420010240000	500 Bay Dr	1977	A2	MF	141
KAPALUA GOLF VILLAS	420010280000	500 Kapalua Dr	1979	A2/AG/OS/GC	MF	186
THE RIDGE	420010320000	100 Ridge Road	1979	A2/PK-4	MF	161
KAHANA REEF	430050090000	4471 Lower Honoapiilani Rd	1974	A2	MF	88
KAHANA OUTRIGGER	430050200000	4521 Lower Honoapiilani Rd	1981	A1	MF	8
KAHANA OUTRIGGER	430050210000	4521 Lower Honoapiilani Rd	1981	A1	MF	4
KAHANA VILLAGE	430050290000	4531 Lower Honoapiilani Rd	1978	A1	MF/OS	42
KAHANA OUTRIGGER	430050310000	4521 Lower Honoapiilani Rd	1981	A1	MF	4
LAHAINA BEACH CLUB	430060060000	3711 Lower Honoapiilani Rd	1971	A2	MF	12

Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
NOHONANI	430060070000	3723 Lower Honoapiilani Rd	1974	A2	MF	28
MAKANI SANDS	430060120000	3765 Lower Honoapiilani Rd	1974	A2	MF	30
KALEIALOHA	430060130000	3785 Lower Honoapiilani Rd	1973	A2	MF	67
HONO KOA	430060140000	3801 Lower Honoapiilani Rd	1980	A2	MF	28
LOKELANI	430060160000	3833 Lower Honoapiilani Rd	1971	A2	MF/OS	36
HALE MAHINA BEACH	430060410000	3875 Lower Honoapiilani Rd	1981	A2	MF	53
HALE ONO LOA	430060440000	3823 Lower Honoapiilani Rd	1969	A2	MF	67
PIKAKE	430060630000	3701 Lower Honoapiilani Rd	1966	A2	MF	12
MAHINAHINA BEACH	430080010000	4007 Lower Honoapiilani Rd	1979	A1	MF	32
POLYNESIAN SHORES	430080020000	3975 Lower Honoapiilani Rd	1972	A1	MF	52
KULEANA	430080040000	3959 Lower Honoapiilani Rd	1972	A1	MF	18
KULEANA	430080050000	3959 Lower Honoapiilani Rd	1974	A1	MF/OS	100
HOYOCHI NIKKO	430080060000	3901 Lower Honoapiilani Rd	1973	A1	MF	17
NOELANI	430090020000	4095 Lower Honoapiilani Rd	1974	A2	MF	50
MAHINA SURF	430090050000	4057 Lower Honoapiilani Rd	1969	A1	MF	44
HONOKOWAI PALMS	440010410000	3666 Lower Honoapiilani Rd	1965	A2	MF	30
HALE KAI I	440010420000	3691 Lower Honoapiilani Rd	1967	A2	MF	40
PAKI MAUI III	440010500000	3615 Lower Honoapiilani Rd	1978	A2	MF/OS	28
PAKI MAUI I & II	440010510000	3601 Lower Honoapiilani Rd	1975	A2	MF/OS	80
MAUI SANDS I	440010520000	3559 Lower Honoapiilani Rd	1966	A2	MF	56
PAPAKEA	440010550000	3543 Lower Honoapiilani Rd	1977	A2/H2	MF/H2/OS2	364
MAUI SANDS II	440010710000	3559 Lower Honoapiilani Rd	1969	A2	MF	20
HALE KAAPALI	440060110000	45 Kai Ala Dr	1967	A2/H/OS	H	258
MAUI ELDORADO	440080210000	2661 Kekaa Dr	1968	A2	H	205
KAANAPALI ROYAL	440080230000	2560 Kekaa Dr	1980	A2	MF/OS	105
PUUNOA BEACH ESTATES	450040020000	45 Kai Pali Pl	1984	A1	MF	10
LAHAINA ROADS	450130270000	1403 Front St	1969	A2	MF	41
THE SPINNAKER	460100020000	760 Wainee St	1979	A-1	MF	57
KENANI KAI	510030130000	50 Kepuhi Pl	1983	A-1	MF	120
WAVECREST	560040550000	7142 Kamehameha V Hwy	1975	A2/Interim	MF	126

104

Total Apartment District Vacation Rental Units:

7167

Legend:

Zoning

A1 or A2: Apartment

AG: Agriculture

B2: Community Business

Community Plan

B: Business

H: Hotel

LI: Light Industrial

3/22/2024

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Apartment District Properties Allowed to be Used for Short-Term Occupancy

PROJECT PROPERTY	MASTER TMK	ADDRESS	YR BLT	COUNTY ZONING	COMMUNITY PLAN DESIGNATION	NUMBER OF UNITS
BR: Business Resort	MF: Multi-Family					
H, H1 or H2: Hotel	OS: Open Space					
HD1: Historic District 1	P/QP: Public/Quasi-Public					
Interim: Interim	PD: Project District					
M1: Light Industrial	PK: Park					
OS: Open Space	SF: Single-Family					
GC: Golf Course						
PK: Park						
PU: Public Use						
PUD: Planned Development						
R2 or R3: Residential						

Maui County Code Chapter 19.12.020 Apartment Districts Permitted Uses

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