

Maui County Council
Housing and Land Use Committee (HLU) Committee
October 22, 2025

**Re: TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR
TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1)) -
COMMENTS**

Aloha Chair Kama, Co-Chair U‘u-Hodgins, and Members of the Housing and Land Use Committee,

Mahalo for the opportunity to provide **comments** regarding the Temporary Investigative Group (TIG) on Policies and Procedures for Transient Vacation Rental Uses in the Apartment Districts. Thoughtful, data-driven policymaking is essential to addressing complex and far-reaching issues, and the time and effort dedicated to this process are deeply appreciated.

As the Council continues deliberations on Bill 9, we urge careful consideration of the TIG’s timeline and recommendations. Prior to taking any final action on Bill 9, we urge that the County Council conduct a comprehensive analysis of the financial impacts of the specific plan to be implemented. Ensuring that findings and related policy options are properly reviewed and integrated before any major land use changes are enacted is critical to minimizing unnecessary disruption to Maui’s economy and workforce.

According to UHERO’s analysis of the proposed phase-out under Bill 9, visitor spending could decline by \$900 million annually, lead to around 1,900 job losses, and shrink real GDP by roughly 4%. Given the scale of these potential changes, any version of Bill 9 stands to affect local families, employees, and small businesses whose livelihoods depend on visitor-driven income. While the TIG Report draws attention to the importance of economic impacts for the County and its taxpayers, it appears not to include detailed analysis of how these impacts would change under the alternative of establishing H-3 and H-4 hotel districts, specifically how those changes might alter or refine existing economic assessments.

We respectfully encourage the Council to allow sufficient time to evaluate and implement the TIG’s findings before moving forward with final action on Bill 9. This deliberate approach will help ensure that policies are implemented in a way that mitigates negative impacts on residents by sustaining local employment and supporting the island’s long-term recovery and resilience.

Mahalo for your consideration,

Janel Cozzens
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