

From: [Tim Jack](#)
To: [Planning WPC Testimony](#)
Subject: Bill 147 Testimony
Date: Tuesday, June 2, 2026 8:07:08 AM

Aloha Commissioners,

I'm Tim Williams, a homeowner and full time resident with a hosted rental on Big Island, single property owner. Mahalo for the opportunity to provide testimony on Bill 147. I request your consideration and to put yourselves in various other's shoes, as if it were your own home or situation, who are providing testimony as you explore this bill:

- I live on a property with mature fruit trees (zoned AG), which I donate a significant amount of food to nearby residents, or sell locally at farmer's markets.
- I rent extra rooms within my single structure home to cover dramatically rising expenses and cost of living. There is a good chance I wouldn't need this supplement if the cost of living was affordable.
- I'm not operating a hotel, a BnB, or any other type of commercial operation. I simply rent extra space in the home that I live in.

As this bill moves forward, I respectfully ask the Council to consider the following:

- To respect and protect homeowner's rights by ensuring any property in which is the owner's primary residence, that they may continue to rent space in their home or permitted dwellings, including on agricultural land. I support reasonable guidelines that ensure the safety and integrity of doing so.
- For the council to handle enforcement as a tool to ensure owners have a path to continue operating, or to make corrections if there are issues, not to be punitive or to eliminate their ability to operate.

I believe there is an opportunity to empower homeowners on Hawaii Island, strengthen the economy, and operate fairly -- and I trust you all to help guide us there.

Mahalo,
Tim Williams