

From: [Patricia szot](#)
To: [Planning LPC Testimony](#)
Subject: Bill 147
Date: Thursday, June 25, 2026 9:48:39 AM

TESTIMONY TEMPLATE (FOR OWNERS/HOSTS)

Aloha Chair, Vice Chair, and Planning Commissioners,

My name is Patricia Szot and my husband and I own a short term vacation rental in Hawaii Paradise Park, as well as live in the development on Hawai'i Island. Mahalo for the opportunity to provide testimony on Bill 147.

I appreciate the intent of this measure to improve clarity and strengthen County regulations. I believe we all share the goal of supporting our community and ensuring policies are fair and effective. I utilize local vendors for the fruit I leave with each group of people staying at my place. I use local business's when I have a problem in the house and I pay with a living wage (\$40/hour) the housekeeping staff I use to routinely clean the house. I back up my wording when I say I believe in giving back to my community.

I would like to share a few thoughts from my perspective as an owner. I have been doing this now for 8 years. I receive wonderful reviews from all my guests. I care deeply that visitors that come to this island enjoy it beauty. I went through the initial process to get the STVR license the state mandated we have; and I have keep the license renewed every year since I received it. I am following the rules the state mandated. Now you want to change things again on us law abiding small businesses.

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

1) I would ask that currently lawful rentals (such as mine), including those operating under 31-179, be clearly grandfathered under this bill.

2) I would ask the Council to take a closer look at the structure of fines to ensure they are proportional and tied to the severity of a violation, rather than being overly punitive. Being, what appears to be vindictive, doesn't help.

3) If State law focuses on whether a use is accessory to agriculture, rather than where guests are housed, I would ask for clarification on the basis for restricting accommodations to a host's primary residence. Again, my rental is in HPP, which is technically zoned as agricultural, but the house is on a half-acre lot, which wouldn't grow much of anything. I already have numerous fruit trees growing as well as several pineapple beds. It is also being used for agriculture.

I believe there is an opportunity to strengthen this bill by ensuring clarity, fairness, and thoughtful implementation.

Mahalo for your time and consideration.

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