

**From:** [Ashley Welton Lake](#)  
**To:** [Planning WPC Testimony](#)  
**Subject:** Opposition to Bill 147  
**Date:** Thursday, June 25, 2026 5:52:51 PM

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Dear Windward Planning Commission,

I am writing in strong opposition to the proposed bill 147. Our community has been speaking out about this legislation and the impacts of it for several years now, since it was bill 121. Hosted rentals have never been the problem, but if this bill is passed, residents will suffer grossly. Renting out parts of our homes/ohanas/guests houses etc is one of few solutions hawaii residents have to make a living here, to bridge the gap between what we earn from our jobs and the costs of living. And, trust me, there is often a gap. But with the unfortunate passage of bill 47, we are now dealing with the fallout. We've gone from bill 47 being a "simple registration" to now lumping hosted rentals and Bed and Breakfasts into one (they're not the same) and requiring a *special permit* for any SLU ag zoned properties.

I don't know the exact percentage of Hawaii county that is zoned State Land Use Ag, but it's significant, more than 50% perhaps. You would know. This will decimate farmers, and Hawaii residents who rely on this income. We can't afford the time, energy, cost, or effort to apply for a special use permit. The process is cost prohibitive. You've heard from farmers how devastating this will be to their ability to continue to farm. We must allow agri-tourism. We must allow all full-time residents to participate in the visitor economy, not just some that happen to be located in a particular zone. We should be focusing there, not on an area that has not caused any problems. We do not need to be regulating hosted rentals.

The economic impact report has shown the gross loss of income to the county if these, as of today, legal rentals are forced out of business. Which anyone on SLUag will be. The county counts on that revenue, how's it going to replace it? By taxing us further after taking away our ability to earn? How do you think people will afford to stay? Isn't the idea to support our farmers, to support our local residents, to support the kama'aina? This bill is punitive. It will only cause harm.

Also, by changing the definition of short term from 30 to 180 days, this proposed legislation eliminates and/or complicates the very valid and useful stays of 30-179 days.

Please do not forward this to the council with a favorable recommendation.

Aloha,  
Ashley Lake  
Kona Resident, born and raised.