

From: [REDACTED]
To: [Planning LPC Testimony](#)
Subject: Bill 147 input
Date: Tuesday, June 23, 2026 7:02:56 PM
Attachments: [Bill 147.pdf](#)

June 23, 2026

Aloha Chair, Vice Chair, and Planning Commissioners,

I am a resident retiree living on rental income and a small pension. I am concerned about the impacts Bill 147 regulations may have on mom-and-pop resident seniors who provide and depend on the earnings from their hosted (in-home) transient accommodations. I appreciate this opportunity to provide testimony.

I support the intent of this measure to improve clarity on the number and location of TA units through required registration. I support the aims of increasing housing availability for locals, prohibiting illegal operations, and a resultant increase in TAT funding for the county which is needed. However, a \$10,000 fine on small, owner-occupied hosted TAs is excessive in my view. Perhaps consider adjusting fines to the size of the unit/accommodation, with 0-2 BR owner-resident hosted units having a far smaller fine than a non-residential, non-hosted unit consisting of an entire home or estate.

Further, with respect to preserving our local community character, there are already noise and parking ordinances already in effect, and to create new rules will simply confuse everyone. Also, the idea that one would have to apply for a permit for large birthdays and wedding celebrations, which normally occur in our suburbs, should only be applicable if these celebrations occur excessively and disturb the peace.

As we work to strengthen our community through this bill, please consider the need for clarity, fairness and the ramifications on how existing owner-occupied B&B operations will be treated, to ensure they are not unintentionally placed into a nonconforming status or put at risk of losing their ability to operate.

Respectfully,

Malia Kapeka Tubbs