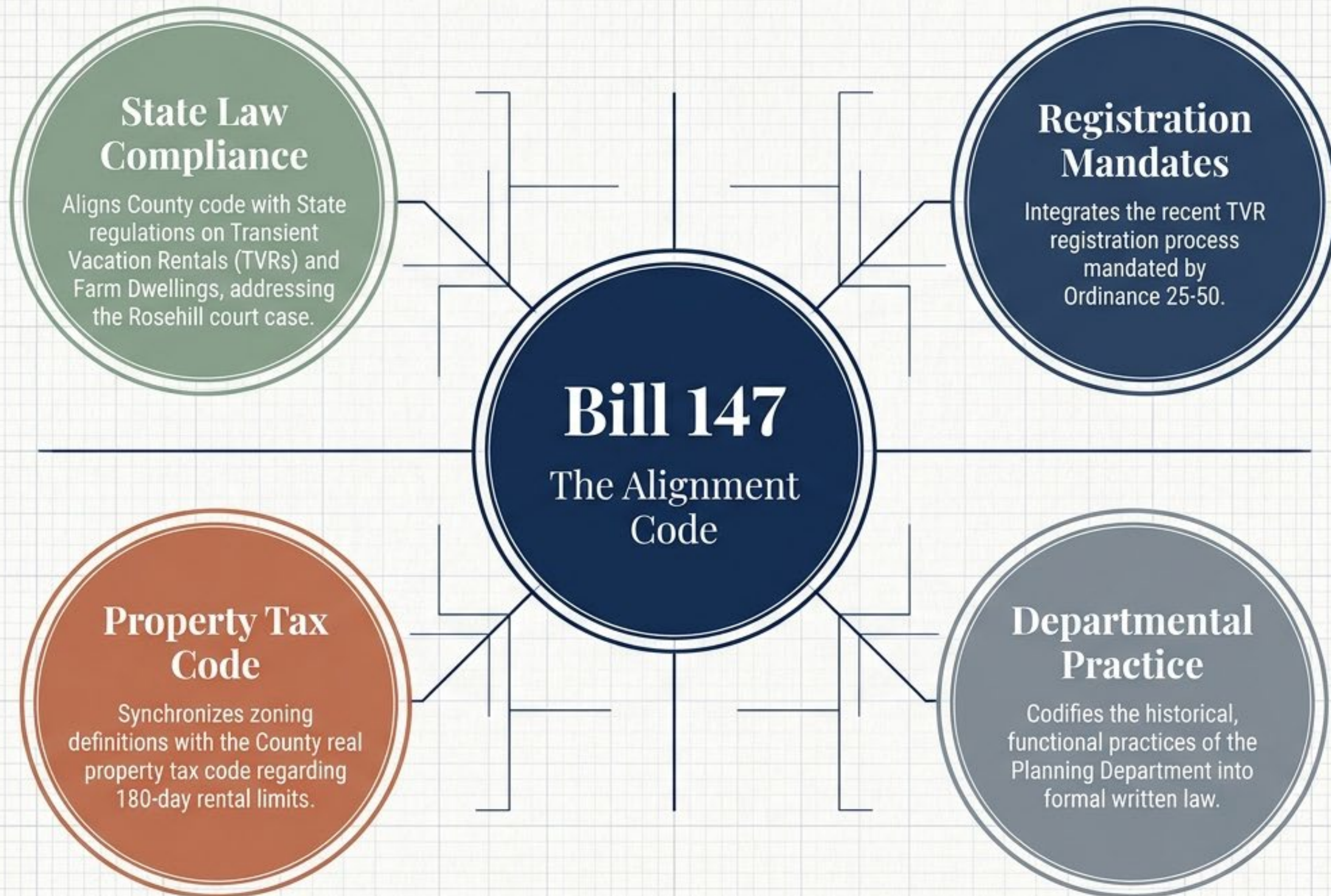




Bill 147: Transient Vacation Rentals (TVRs) Explained

A Community Legislative Update for Hawai'i County Property Owners and Operators



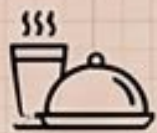
The TVR Baseline

A Transient Vacation Rental (TVR) is rented for less than 180 consecutive days.
Maximum capacity is 5 bedrooms (6+ is classified as a hotel/lodge).

Bed & Breakfast (B&B) Hosted Rental



- Incidental and subordinate to the use of the property as the principal home of a host.
- The 'Host' (a reachable person) MUST reside on the exact same building site during all rental operations.



- Only breakfast may be provided, and only to registered guests.

Short-Term Vacation Rental (STVR) Unhosted Rental



- A TVR located on a building site where a host does NOT reside.



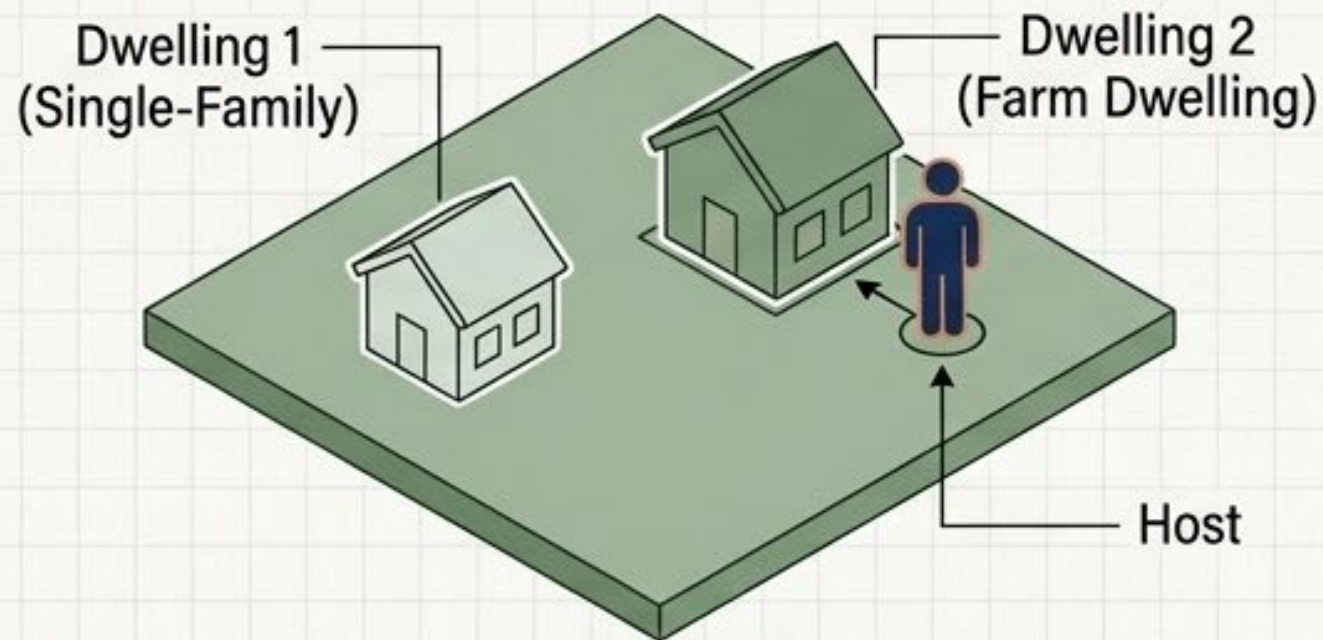
- Not permitted in multiple-family dwellings unless properly governed as a Condominium Property Regime (CPR).

State Law Alignment: The “Farm Dwelling” Rule

State law requires that a person deriving income from agricultural activity must reside in a “Farm Dwelling.”

A

Pre-1976 Lots

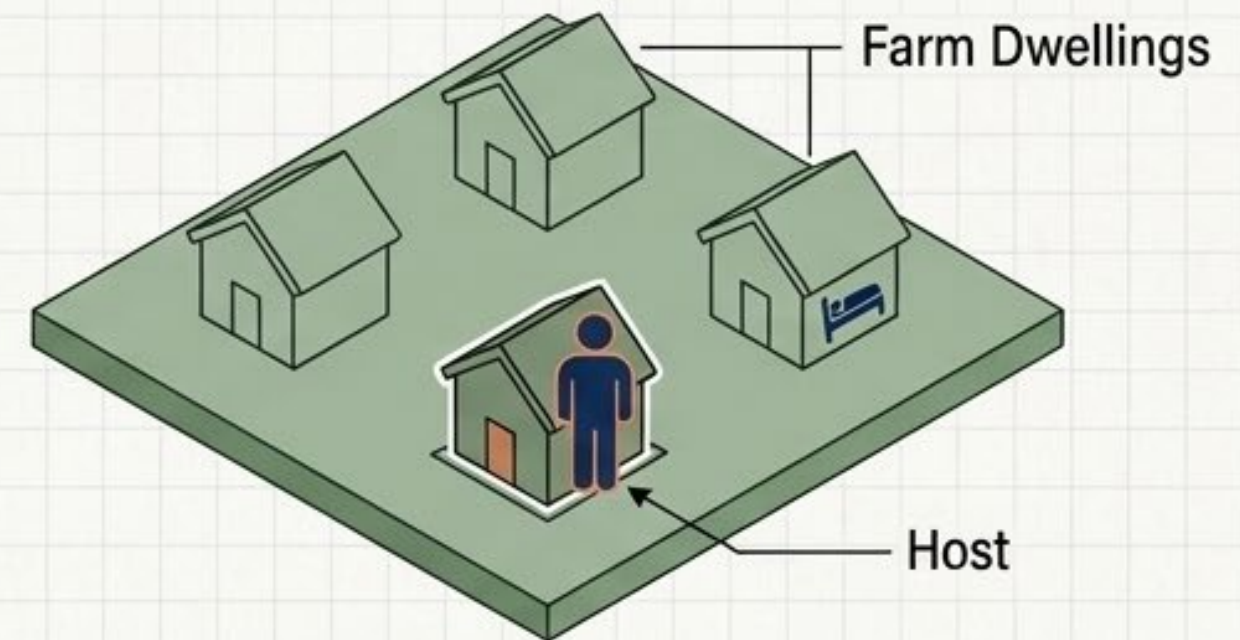


The first dwelling is a standard Single-Family Dwelling. It can be rented in full if the host lives on the property.

If a second dwelling exists, it is a “Farm Dwelling,” and the host must live in that specific dwelling.

B

Post-1976 Lots

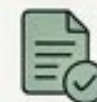


All dwellings are legally “Farm Dwellings.” Therefore, the host **MUST** reside within the specific dwelling being rented out.

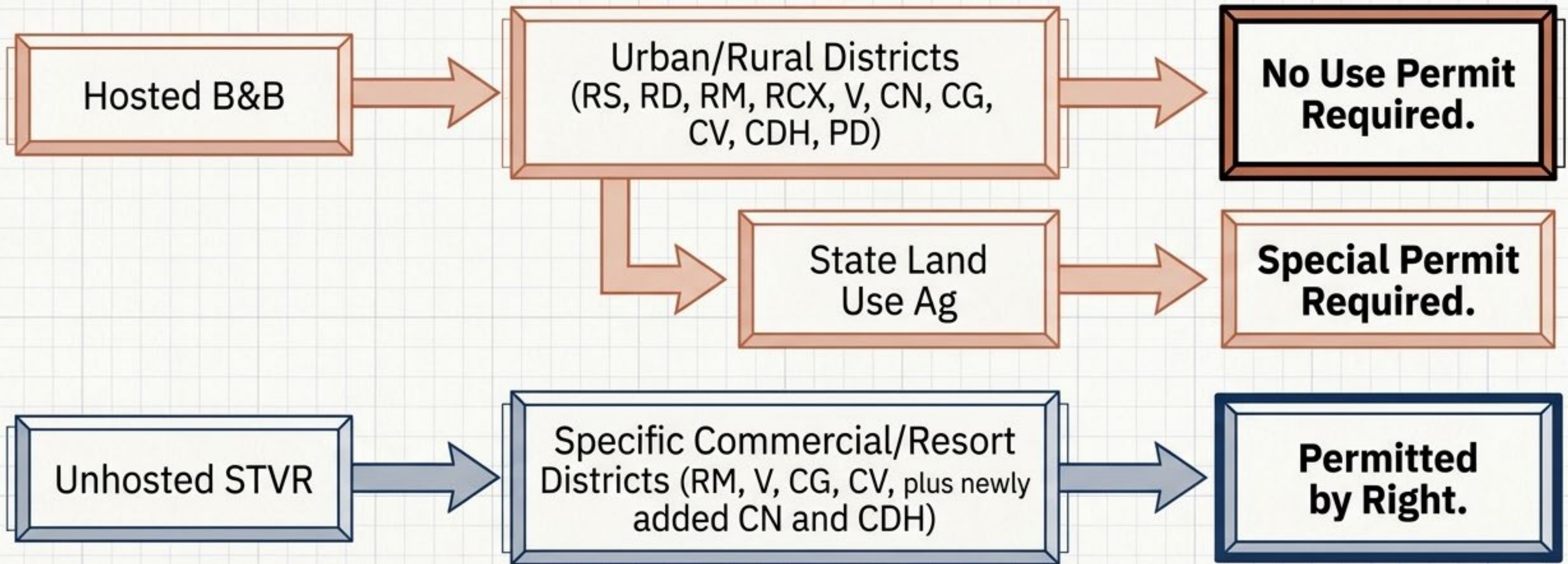


Unhosted STVRs are strictly prohibited in additional farm dwellings.

A Special Use Permit is always required for hosted rentals in State Land Use Ag.



Where Can You Operate? Permit Pathways



The Grandfathering Clause

Existing B&B permits and Non-Conforming Use Certificates (NUCs) are fully honored. STVRs operating under a NUC may increase their rental capacity up to the 5-bedroom maximum without invalidating their certificate.

The Good Neighbor Policy: Standards of Operation



Strict Capacity Limits

Maximum adult renters capped at 12 (or twice the number of bedrooms + 2, whichever is less). Total gathering size (including non-renters) cannot exceed twice the renter limit.



The "Reachable" Mandate

A designated 'Reachable Person' must respond to phone requests from guests, neighbors, or the County within 1 hour, and be physically present at the property within 3 hours.



Quiet Hours & Events

Mandatory quiet hours from 10:00 PM to 8:00 AM (noise cannot disturb neighbors). Weddings, concerts, and special events are explicitly prohibited.



Visibility & Parking

All guest vehicles must use designated on-site parking. Every advertisement (print or digital) MUST conspicuously display the County TVR Registration Number.

Enforcement, Evidence, and Accountability

The property owner and the host are held jointly and severally liable for all violations.



Prima Facie Evidence

(How violations are proven)

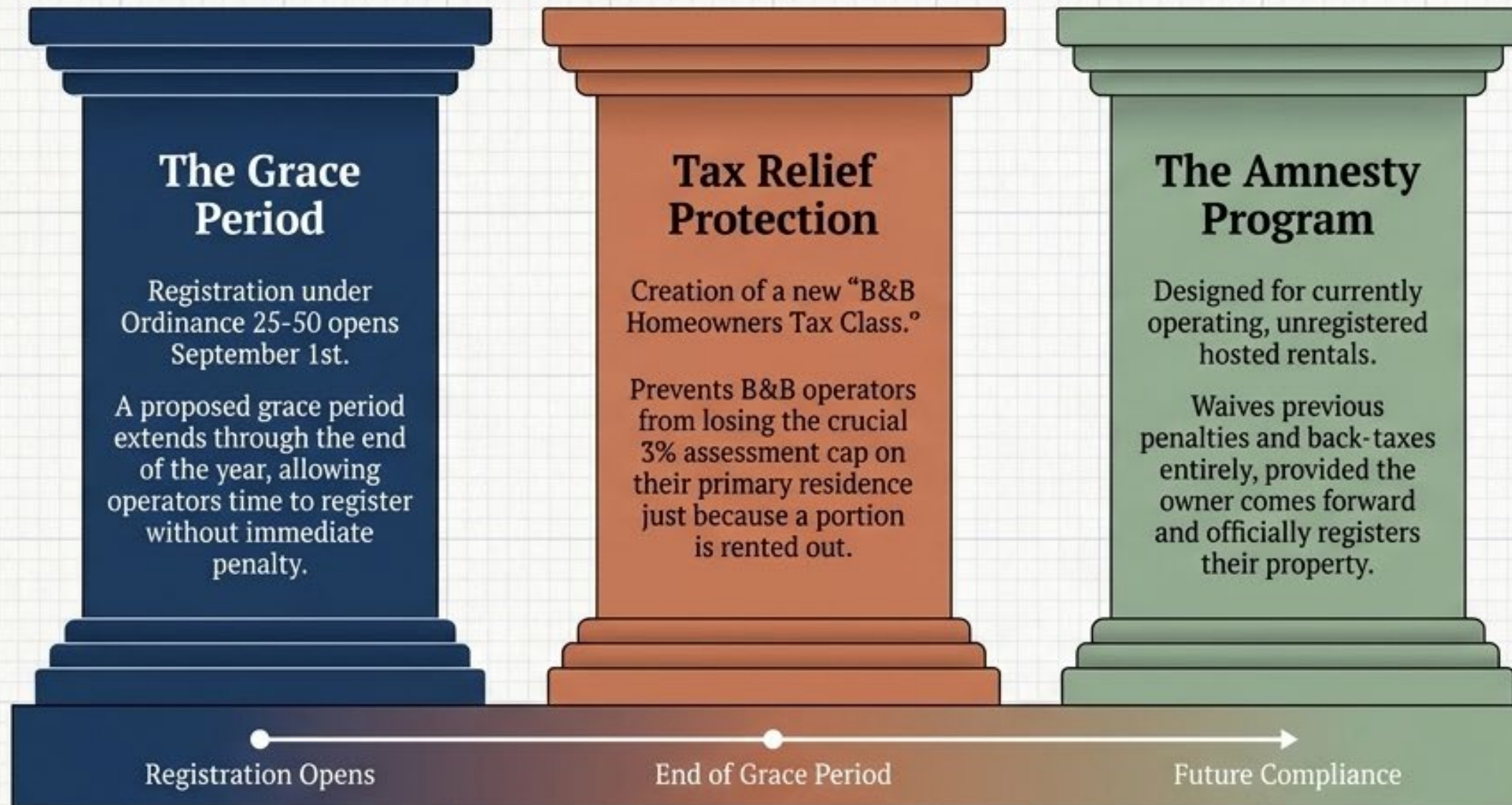
- Active digital rental advertisements
- Availability on booking services (Airbnb/VRBO)
- Transient Accommodations Tax (TAT) returns
- Contracted third-party reports

PLUS an administrative fine of up to twice the highest advertised daily rate for each day the violation persists.



The Complete Legislative Package

Bill 147 operates alongside a suite of upcoming companion bills designed to provide a fair runway for registration and tax protection.



The goal of this legislative package is compliance and clarity, not punishment.
Ensure your property is registered by the end of the year. Ensure property and officially registers their property.