

## Short Term Rental Home Permitting & Enforcement

I must say, with regard to illegal vacation rentals, the new laws and hefty fines are making a difference. I have noticed more inventory become available over the last several months specifically as a result of this new enforcement. So thank you for your part in accomplishing that.

However, I still see there are some gaps that can easily be filled to better ensure compliance with these new laws.

I would like to request that responsibility to uphold the law be placed on all parties involved.

All developers of any development need to disclose clearly, immediately and repeatedly laws about vacation rentals in any and all materials and advertisements about the development.

Realtors must disclose with buyers they represent - the new vacation rental rules, restrictions, laws and fines before showing them properties.

The Real Estate Commission must require realtors to disclose, and verbiage needs to become part of the standard real estate forms. The buyers then need to sign these forms acknowledging that they understand unauthorized vacation rentals are illegal.

Information about vacation rentals must become part of state trade association supplied standard real estate forms and provide the latest update of rules, laws, requirements and fines. These laws must also be included in all ads for HI real estate advertised nationally i.e. mainland. If realtors and/or brokers fail to disclose this information to potential buyers by not requiring them to sign the forms proving their acknowledgement then the realtor and broker may be liable and fined. This needs to be held with the seriousness similar to that of asbestos.

Also, a standard form for the buyer to sign stating they understand and acknowledge the limits of the zone they are buying in. This will save taxpayer money in having to fight in court associations like the Hawai'i Vacation Rental Homeowner's Assoc.

I would also like to request no vacation rentals approved in a historic district. Allowing legal vacation rental permits within historic districts is more likely to see homeowners requesting changes to zoning to allow for certain construction or remodel building permits to upgrade properties that a proper transient accommodation demands. Hence allowing for a property to become one that no longer fits the intended look and feel of the historic district likely destroying and degrading the integrity of the district forever. For example many of the homes along front street some of which are considered to still be in a historic district.