

## **Taxes and Rent Control**

Conveyance taxes need to be increased at least 25% for out of state and international buyers. The increased amount should be used to fund policing illegal vacation rentals.

Buyers from other countries should not be allowed to purchase undeveloped agricultural land in HI.

You cannot purchase land unless you've lived here for 5 years. Out of state buyers property taxes and conveyance taxes need to be much much higher. However, a credit may be applied to a homeowner's HI State income taxes.

Currently real property taxes are based on the value of the property. I recommend we either change that or add an additional tax assessed based on the actual market price of a property to offset this obvious gap. If you cannot change annual property tax assessments based on resident owner occupied then you need to raise property taxes for all properties and then give an equal amount to the increase for residents as a HI state income tax credit.

Incentivize homeowners to rent long term with a landlord tax credit: Private homeowners looking to rent their home or condo long-term must provide annual proof of their renter's HI state residency and copy of long term lease. Upon doing so, the homeowner/landlord will receive a HI state income tax credit. Out of state homeowners must also provide this same proof annually and upon doing so will receive a property tax credit. Because remember they should go up.

Do not change ag land to rural residential. Keep it zoned for real, local resident farmers. Instead of being used as a loophole to create more gentlemen estates.

Out of state buyers cannot purchase a non-owner occupied home in an ag zone. Because how can you be a farmer (sow, harvest, and sell crops) if you don't live there?

Homes or developments built on ag land must show a farm income of at least \$40k net annually and pay GET. If they do not show actual proof of a real farming business then they will be fined. And any new development of similar properties need to have special deeds created by the developer that requires a real working farm and if the owner does not comply then property is reverted back to county.

## **Rent control**

Renters should not have to disclose their HUD status prior to acceptance of application. All landlords must have to apply for HUD approval.

Single family homes being rented by private owners must require all advertised rentals i.e. craigslist, Zillow, newspaper, even a sign on the home to utilize a realtor to assist with the rental process and ensure compliance with fair housing laws. The realtor vets the applicant to confirm ability to pay but the renter need not disclose their HUD status to landlord until after the application is accepted. If advertising a unit for rent, then landlord must use an agent to represent the rental property listing. However, they need not be required to hire someone to manage the property.