

PUBLIC HEARING

MARCH 25, 2025

A public hearing of the Council of the County of Kaua'i was called to order by Mel Rapozo, Council Chair, on Tuesday, March 25, 2025, at 8:39 a.m., at the Council Chambers, 4396 Rice Street, Suite 201, Historic County Building, Līhu'e, and the presence of the following was noted:

Honorable Addison Bulosan
Honorable Bernard P. Carvalho, Jr.
Honorable Felicia Cowden
Honorable Fern Holland
Honorable Arryl Kaneshiro
Honorable KipuKai Kualī'i
Honorable Mel Rapozo

The Clerk read the notice of the public hearing on the following:

"Bill No. 2944 – A BILL FOR AN ORDINANCE AMENDING CHAPTER 5A, KAUAI COUNTY CODE 1987, AS AMENDED, RELATING TO REAL PROPERTY TAX (*New tax classification "Long-Term Affordable Rental"*),"

which was passed on first reading and ordered to print by the Council of the County of Kaua'i on February 26, 2025, and published in The Garden Island newspaper on March 7, 2025.

JADE K. FOUNTAIN-TANIGAWA, County Clerk: Council Chair, we have one (1) registered speaker.

Council Chair Rapozo: Is there anyone in the audience wishing to testify?

Ms. Fountain-Tanigawa: Jeff Lindner.

JEFF LINDNER: Aloha, Councilmembers. Jeff Lindner, for the record. I support the Bill. I wanted to add to this as far as a direction to expand on this direction. Steve Hunt, a couple years ago, stated that in 2014, that Real Property started assessing property for use instead of class. In the same line as this, it would be good to look at the people who have agricultural land and have been...based on use, agricultural land has migrated to urban land, commercial, even residential. Most people on agricultural, they have an acre to two (2) acres, maybe ten (10) or twenty (20), and so what happens is, because Real Property has no longer separated land from house, it is all assessed at the same rate, people on agricultural land, and particularly when you put the tiers in, it is very, and because land is so expensive, it is very easy to hit that top tier. Even if you have sort of a moderate house. It does not seem fair that you are including, when you are doing these tiers, that you are

including the land with it, where you can have a \$100,000-dollar house and if it is twenty (20) acres, maybe, it is two million dollars (\$2,000,000) to three million dollars (\$3,000,000), plus it is agricultural land and you want to support the farmers to do it, so it is really a combination of putting agriculture in use and also not separating land from the house. It is a lot of money that...and basically the price on agricultural land is being increased by that and besides that...say you have land going into commercial and going into vacation rental...

Council Chair Rapozo: Mr. Lindner, hang on real quick. Is there anyone else here wishing to testify on this Bill? Mr. Lindner, you can continue on your second three (3) minutes. I will just say that the Bill is talking about specifically long-term rental.

Mr. Lindner: Right.

Council Chair Rapozo: So, you are talking about agriculture and tiers, and I understand that.

Mr. Lindner: Yes, I am supporting the Bill, and I am just saying if we are going to do this, it would be good to look at how we can alleviate people with agricultural land and not assess the land, because urban land, people have half an acre or quarter of an acre, so no one is paying tax much on the land, it is all on the house, but when you get to agricultural land and the tiers, and the tiers are close to ten percent (10%), it seems like there should be some adjustment for that agriculture classification. That is it.

Council Chair Rapozo: Thank you very much.

Councilmember Kaneshiro: I have a clarifying question.

Council Chair Rapozo: Mr. Lindner, Councilmember Kaneshiro has a clarifying question.

Councilmember Kaneshiro: Mr. Lindner, the only tax classes that are tiered are Non-Owner-Occupied Residential and Vacation Rental.

Mr. Lindner: Right. Can you say that again?

Councilmember Kaneshiro: The only tax classes that are tiered is Non-Owner-Occupied Residential and Vacation Rental. Agricultural is not tiered.

Mr. Lindner: Agricultural is not what?

Councilmember Kaneshiro: Agricultural land is not tiered.

Mr. Lindner: It is not tiered, but agricultural gets put...so take Residential...

Council Chair Rapozo: I am going to end it there.

Mr. Lindner: Okay, but that is not correct. Agricultural, because of use, has been put into Non-Owner-Occupied or Owner-Occupied. That is based on the use. Okay.

Council Chair Rapozo: Is there anyone else wishing to testify?

(Note: No one from the public testified on the Bill via written testimony or oral testimony taken at the beginning of the meeting via the Zoom remote technology platform.)

There being no further testimony on this matter, the public hearing adjourned at 8:46 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jade K. Fountain-Tanigawa', with a long horizontal flourish extending to the right.

JADE K. FOUNTAIN-TANIGAWA
County Clerk

:dmc