



September 1, 2026 HIRPA Update

The Policy Committee on Planning, Land Use and Economic Development (PCPLUED) hearing on **Bill 147** **has been rescheduled for Tuesday, September 1**, and we are asking everyone who may be affected by this legislation to stay engaged and participate.

Bill 147 – Tuesday's Hearing Is Important

Bill 147 will be heard by the **Policy Committee on Planning, Land Use, and Economic Development (PCPLUED)**:

Tuesday, September 1, 2026

1:30 p.m.

Hilo Council Chambers – Hilo

This remains an extremely important hearing for residents, hosts, farmers, property owners, and small businesses across Hawai'i Island.

HIRPA and our partners will continue to address the broader legal, policy, and regulatory issues raised by Bill 147, but **Council also needs to hear directly from the people who will have to comply with it.**

You do not need to be a policy expert to testify. **Your personal experience is your expertise.**

What Should I Say?

Keep your testimony simple and personal:

1. Who are you?

Where do you live, farm, or operate?

2. What do you do?

Do you rent a room in your home? Operate a small farm? Have a long-standing rental?

3. How would Bill 147 affect you?

What new requirement or process are you being asked to navigate?

4. What questions remain unanswered for you?

For example: Do you need a Special Use Permit? What will it cost? What documents will be required? How long will it take? Can you continue operating while an application is being processed?

5. What do you need from Council?

Ask for a **clear, affordable, and attainable pathway to compliance** before new requirements are imposed.

For agricultural landowners in particular, we continue to believe residents need to understand what the Special Use Permit pathway will actually require before legislation moves forward that may require them to use that process.

How to Provide Oral Testimony

You may testify **in person in Hilo** at the Hilo Council Chambers.

To testify remotely via Zoom, you must register by **12:00 noon on Monday, August 31**.

Email: **councilremotetestimony@hawaiicounty.gov**

Phone: **(808) 961-8255**

Once registered, Council staff will provide the meeting login information.

How to Submit Written Testimony

To ensure your written testimony reaches Councilmembers before the meeting, please submit it by **12:00 noon on Monday, August 31**.

Email written testimony to:

counciltestimony@hawaiicounty.gov

You may also submit testimony by fax to **(808) 961-8912** or by mail to the County Clerk's Office, **25 Aupuni Street, Hilo, Hawai'i 96720**.

Please clearly identify **Bill 147** in your testimony.

Even if you plan to testify orally, **we strongly encourage you to submit written testimony as well**.

Why We Continue To Have Concerns

The central issue remains **clarity and the ability to comply**.

For those operating on **agricultural land**, residents need to understand what the Special Use Permit pathway will actually require — including cost, process, timing, and what happens to existing operators while an application is pending.

For **hosted rentals**, Bill 147 should clearly distinguish someone renting a room or portion of the home in which they actually live from other transient accommodation uses. We continue to advocate for definitions that accurately reflect how these properties operate.

We are also continuing to seek clarity regarding **mid-term rentals and existing operators**, particularly as additional amendments are considered.

And across Bill 147, Ordinance 25-50, and the related legislation moving through Council, the registration, permitting, taxation, and enforcement requirements need to work together. Residents should not be placed in a position where they are being asked to comply with rules while the pathway for doing so remains unclear or incomplete.

Hosts are not asking to avoid regulation. They are asking to understand the rules and have a reasonable way to comply with them.

Please Participate Tuesday

Bill 147 will establish rules that could significantly affect how hosted rentals, agricultural properties, mid-term rentals, and other existing operators are regulated moving forward.

If this affects you, **please make your voice heard.**

You do not need three minutes of legal or policy arguments. Even a short statement explaining **who you are, how you operate, how the proposed changes affect you, and what you still need Council to clarify** can be incredibly valuable.

Mahalo to everyone who continues to participate in this process. HIRPA and HIMAST will continue working with Council, Planning, our attorneys, and our industry partners as Bill 147 moves forward.

We hope to see and hear from you on Tuesday.

