MAUI COUNTY REAL PROPERTY ASSESSMENT DIVISION
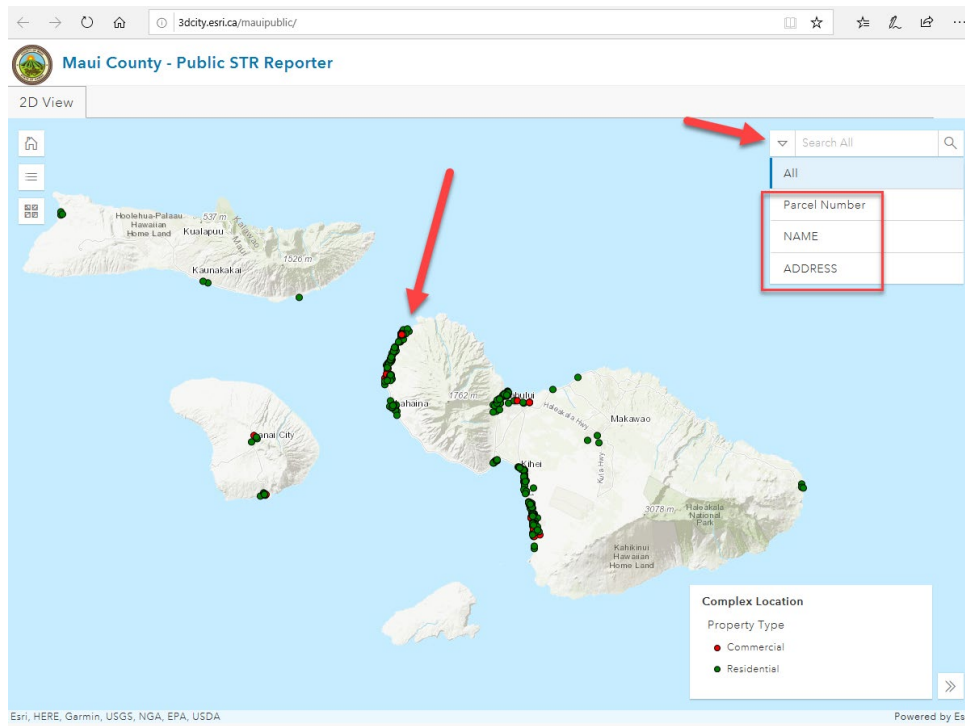
CONDOMINIUM USE CLASSIFICATION VERIFICATION TOOL

Per Maui County Code 3.48.305 condominium units, where short-term rental transient vacation lodging is allowed, are classified as short-term rental for real property tax purposes unless they are occupied by a lessee for a term of at least six consecutive months.

In projects where vacation rentals are allowed, if you suspect that a condominium unit classified as non-owner-occupant is not occupied by a lessee for a term of at least six consecutive months, you may report the unit's use to the division by using the following tool.   Uses that may be reported include vacant units, units used by the owner which is not classified as owner-occupied or units occupied by transient tenants.

To access the Short-Term Rental Reporter tool, click this link: http://3dcity.esri.ca/mauipublic/

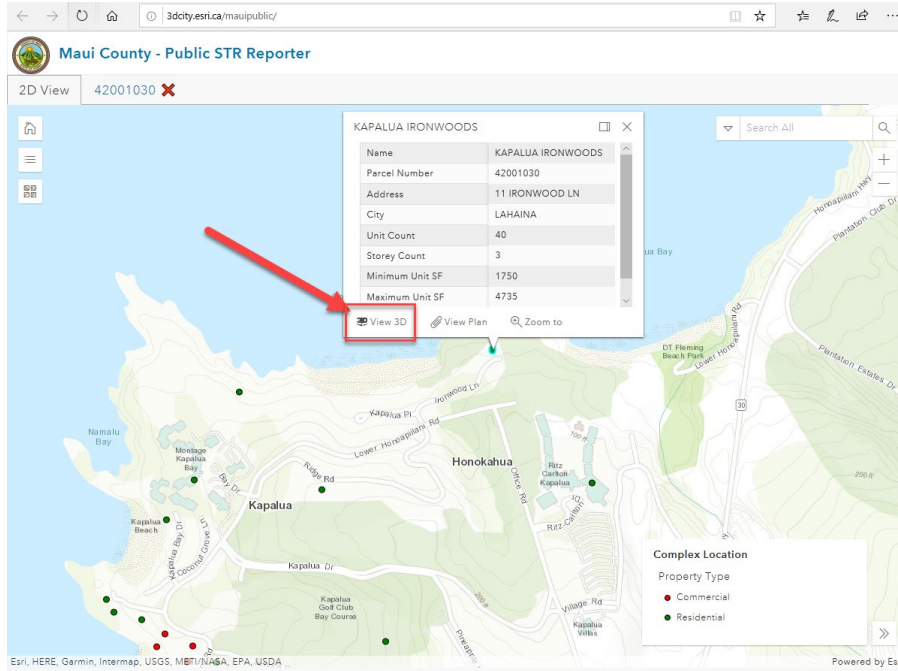*Note: This tool is not supported by Internet Explorer.

Once in the tool, click the drop arrow and choose how you want to search for the parcel or you can zoom in and click on the complex you want via the green and red circles.
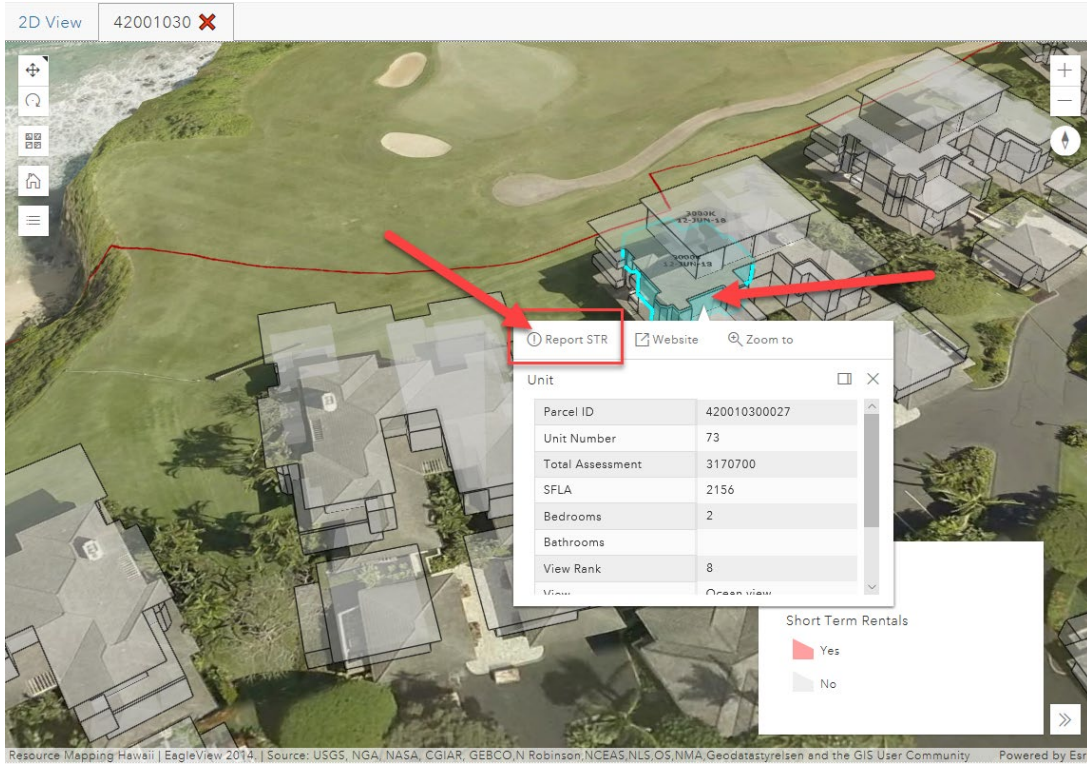
*Note if entering a parcel number (TMK – tax map key) you need to remove the last 4 digits(condominium regime number- CPR). The Real Property Assessment Division does not include the division number (2) in their parcel number.

example: enter parcel number (TMK) 420010300001 as **42001030**

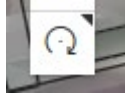When you have selected your parcel, click on the "View 3D" button

When in 3D mode, click on the specific unit so that it is highlighted and the parcel information pulls up.
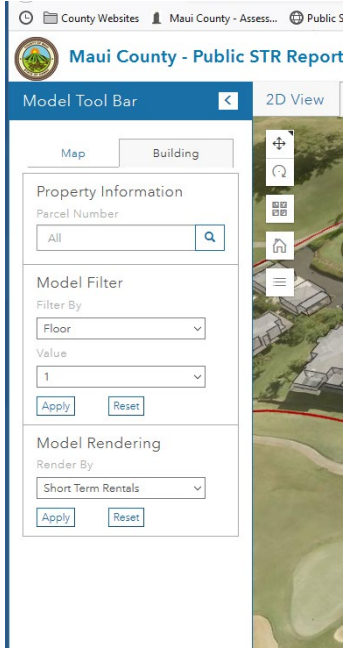
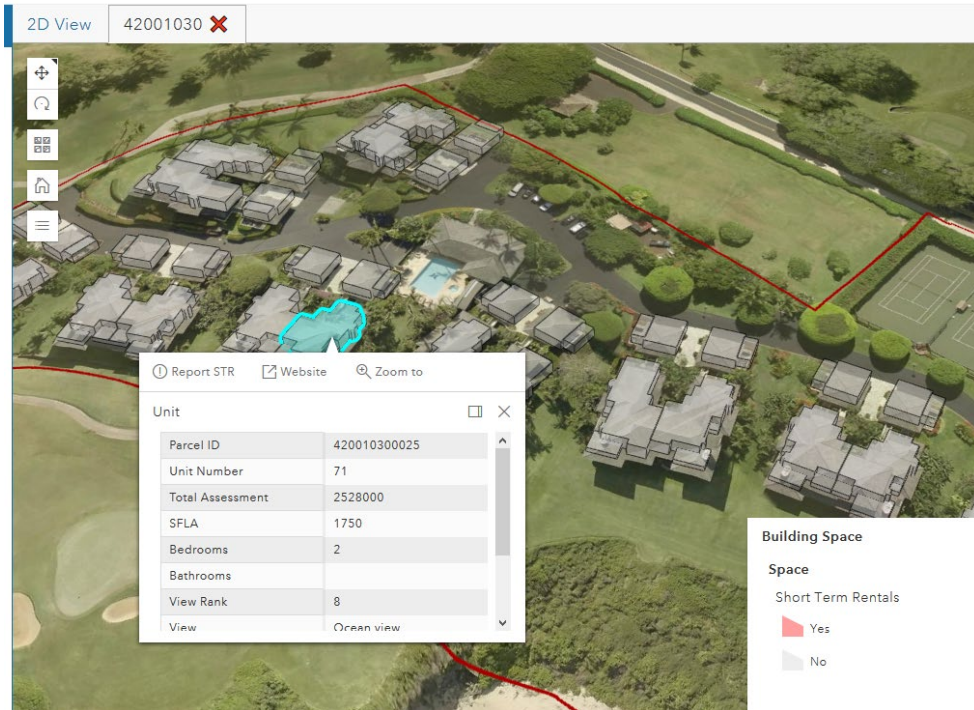- Toggle between pan or rotate using this tool by clicking on this tool in the upper left of the window:
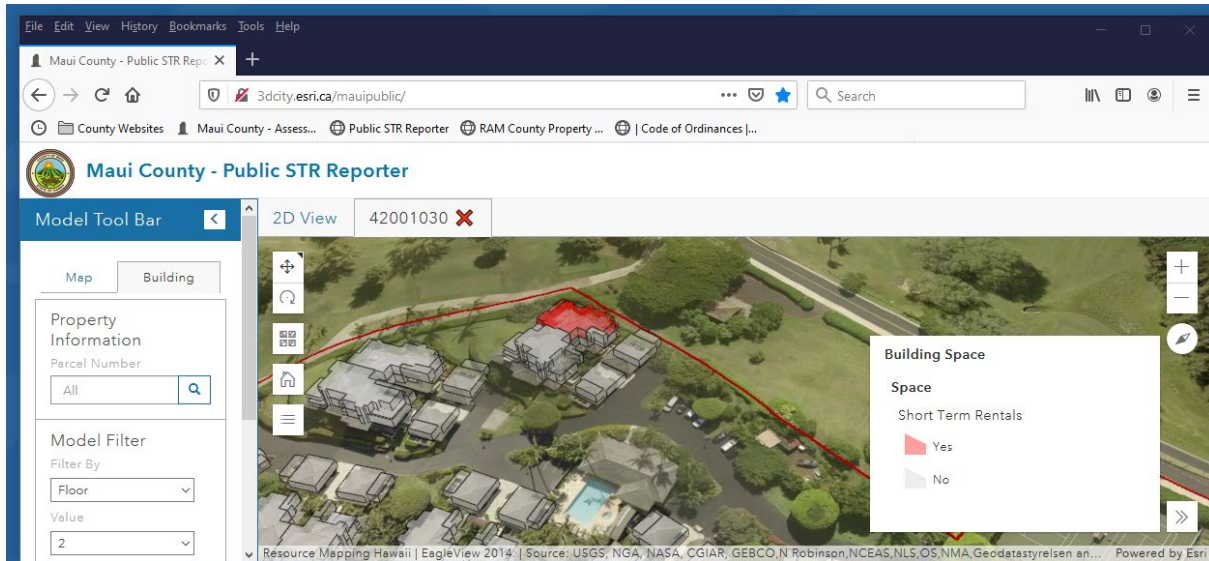

- Filter by floor level and select apply in the Model Tool Bar:

  o If the unit you are searching for is on the first floor you can filter by floor 1 and the roof and all upper floors will be removed.
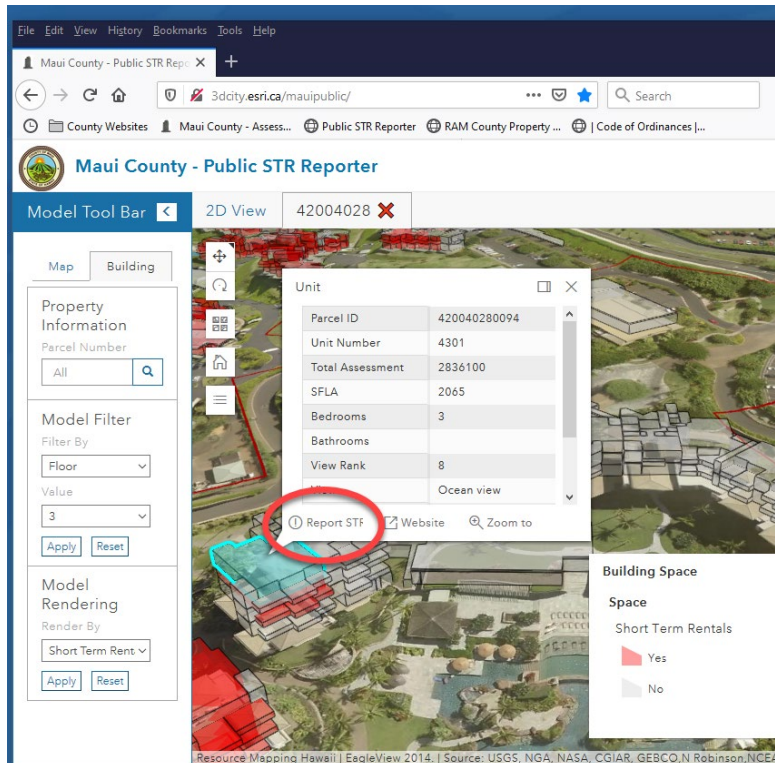
If the parcel is classified as short-term rental it will be highlighted in red. If it is not classified as short-term-rental it will be clear.

Click on the "Report STR" button to report a condominium unit that may not be classified correctly.

For example, parcel XYZ is zoned hotel and is allowed to be occupied by transient tenants. The unit is not occupied by a tenant for six consecutive months and is used by the owner as a second home. You see that it is not highlighted red and you would like to report the use so that the Real Property Assessment Division can investigate the use.

Fill in your name and either your email address or phone number and enter as many details as possible in the "Remarks" section and click "Report" when finished.

Report Illegal STR   X

Name

| Name |

Email address

| Email |

Phone Number

| Phone number |

Please provide either your email address or phone number.

Unit Number

| 73 |

Parcel Number

| 420010300027 |

Address

| 11 IRONWOOD LN |

Remarks

| |

Report   Cancel

After clicking the report button, the screen will let you know your request was successfully submitted.

The report will be sent to the Real Property Assessment Division to follow up.