



On the calendar

June 23-30

Geotechnical boring activities will be conducted along North King Street from Kohou Street to Iwilei Road, continuing on Iwilei Road to Kuwili Street. The geotechnical investigation will involve drilling small-diameter boreholes using a small vertical drill rig in parking lanes where feasible. Soil and rock samples will be collected for laboratory testing. For more information visit <https://dbedt.hawaii.gov/hcda/>.

July 2 at 9:00 a.m.

The next HCDA Board meetings will be held. For more information about HCDA, the public hearings or board meetings visit <https://dbedt.hawaii.gov/hcda/>.

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Where are the vacation rentals in Kaka'ako?

Nowhere. Vacation rentals are not allowed in Kaka'ako. If you find one, it is probably operating illegally.

Transient accommodations, otherwise known as vacation rentals or short-term rentals, are currently prohibited in the Kaka'ako Community Development District, which is bound by Pi'ikoi, King and Punchbowl Streets and Ala Moana Boulevard.

In 2024, Governor Josh Green, M.D. signed Act 17 into law, which went into effect on January 1, 2025. It expanded the counties' zoning powers and broadened the scope of the Transient Accommodations Tax Law, in an effort to alleviate Hawai'i's housing crisis and increase housing levels throughout the state.

“This bill provides counties with home rule authority to see that vacation rentals are not allowed in communities that do not want them,” the Governor's press release stated.

The residents of the Kaka'ako District have repeatedly voiced their concerns about not wanting Kaka'ako to be like Waikiki, and they have told members of the HCDA that they do not want vacation rentals in the district, which currently falls under the state jurisdiction, and not the county.

The minimum period of time for letting an apartment in Kaka'ako is 180 consecutive days.

Hawai'i condominium law is largely based on principles of self-governance, meaning owners are primarily responsible for governing their associations and resolving disputes. The Department of Commerce and Consumer Affairs (DCCA) offers free resources for condominium owners and associations at <https://cca.hawaii.gov/reb/resources-for-condominium-owners>.

To assist condominium associations in investigating potential violations of any sort (noise levels, nuisance behaviors, transient accommodations and other rules), complainants should provide the following information:

1. Description and nature of violation
2. Location of violation
3. Any other pertinent information, including dates of violation, names and unit number of violator

Upon determination of a violation, some AOUOs notify and fine the owners in violation, in accordance with the authority provided by its governing documents. The AOUO determines the process, penalties and/or fines.

Continued on page 2.

Vacation rentals

Continued from page 1

According to state law, Hawai'i Revised Statutes (HRS) Chapter 237D, transient accommodations are not considered a residential use.

The definition of transient accommodations is provided in HRS Chapter 237D:

"the furnishing of a room, apartment, suite, single family dwelling, shelter, or the like to a transient for less than one hundred eighty consecutive days for each letting in a hotel, apartment hotel, motel, condominium or unit as defined in chapter 514B, cooperative apartment, vehicle equipped with or advertised as including sleeping accommodations, dwelling unit, or rooming house that provides living quarters, sleeping, or housekeeping accommodations, or other place in which lodgings are regularly furnished to transients."

Suspected violations of any kind should be reported to the building first.

Potential violations may also be reported to HCDA by phone at 808-594-0300, mail, or email at dbedt.hcda.contact@hawaii.gov. Please provide as many details as possible as described above.

Outside of the Kaka'ako District, the City and County of Honolulu Department of Planning and Permitting (DPP), enforces ordinances relating to short-term rentals (STR) in the county, which must be registered to be in compliance with the law.

The county maintains a [STR compliance map](#) of properties that are legally registered to operate, as well as those who were issued a violation.

To report a potential violation to the City DPP go to <https://www.honolulu.gov/dpp/rfi/>.



What are the plans for Kaka'ako Makai?

Seeking community input later in 2025

"When we started out in 1976, the legislature asked us to look at Kaka'ako," said Craig Nakamoto, HCDA executive director, at the Mortgage Bankers Association 2025 Conference. "This area that they felt was blighted and needed further redevelopment. That was almost 50 years ago." The Kaka'ako mauka area of the district was established first, and then in 1981 the legislature added the lands makai of Ala Moana Boulevard.

We've come a long way since then, Kaka'ako is now an award-winning pedestrian friendly, mixed-use, mixed income live-work-play community, vibrant with art, green open spaces, restaurants and a considerable array of service providers.

"What are the plans for Kaka'ako Makai now?" Nakamoto asked the crowd. "There is currently a ban on residential development in Kaka'ako Makai by statute. So, the agency is undertaking an extensive planning effort for the Makai area, to determine the appropriate land uses that should be there to best serve the needs and aspirations of the nearby residents and community at large. It could be residential, or not. It could be other things."

Later in 2025, the HCDA will be doing outreach to gather input from



Kaka'ako and other residents to learn what uses the community would like to see in the area.

Twenty years ago, after significant community opposition to a proposed residential development in Kaka'ako Makai, a law was passed, in 2006, banning residential development in the area. The HCDA subsequently formed the Kaka'ako Community Planning Advisory Council and conducted an extensive planning and community outreach effort, which resulted in the 2011 Kaka'ako Makai Conceptual Master Plan, a guiding document for reviewing and approving any state-owned lands in Kaka'ako Makai.

The Makai Rules were not updated to conform with the ban on residential development until 2023.

As a part of HCDA's 2025 planning effort for the Makai area, baseline data gathering, including geotechnical analyses will be conducted to evaluate what is there before studying potential land uses and facilitating community and data supported plans.