

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

October 10, 2025

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Maui-2025

Annual Renewal of Revocable Permits for Maui. See **Exhibit 2** for list of Revocable Permits.

HRS CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources (DLNR), approved by the Environmental Council on November 10, 2020, the subject action is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, Part 1, item 44 “Permits, licenses, registrations and rights of entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.” See **Exhibit 1** attached.

BACKGROUND:

At the end of each calendar year, Land Division reviews its list of current Revocable Permits (RPs) issued statewide and determines which ones to recommend to the Board of Land and Natural Resources (Board) for renewal for the upcoming year. Generally, those RPs in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

In the past, staff brought all RPs to the Board for renewal in one submittal at its meeting on December 11, 2015, under Agenda Item D-14, as amended, the Board directed staff to submit RP renewals by county over four meetings, with an explanation of why an RP is the appropriate disposition and how the rent was set. At its meeting on June 24, 2016, under Agenda Item D-7, the Board further approved the recommendations of the DLNR Revocable Permit Task Force, as amended, requesting all divisions notate any non-compliance issues and pending litigation in the renewal submittal. In accordance with these directives, staff is submitting the Maui RPs, including the additional information the Board requested.

At its meeting on October 13, 2017, under agenda item D-4, amended, the Board approved interim rents for the annual renewal of the RPs on Maui for calendar year 2018. Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of

State lands underlying RPs statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 15 of the 75 RPs on Maui active at the time. The Portfolio Appraisal Report (PAR) was completed on January 15, 2018. The Appraiser recommended increasing rents after 2018 by 2-3% for each year, depending upon demand for the properties.

On September 27, 2024, under agenda Item D-11, the Board approved as amended the list of RPs on Maui to be renewed for 2025. The amendment authorized a new delegation to the Chairperson and will now be included for all four counties going forward. The Board approval included the following delegation to the Chairperson:

“Reserve and delegate to the Chairperson the authority to correct typographical or mathematical errors in the monthly rent of no more than \$75.00 where such error is timely brought to the attention of the Chairperson by staff, and such error is clearly erroneous and inconsistent with the staff recommendation in the submittal”.

Previously there were no parameters for corrections of RP submittals at the Chair submittal level and was corrected by the new recommendation item as to when an amended submittal needs to a full Board hearing.

The amendment also included language to the effect that any RP with a delinquency in real property taxes as evidenced by a written notice from the county tax office, shall not be renewed. Land Division is making the RP package available to the county real property tax office for comments and is requesting comments or information in that regard. Upon renewal of the RPs, if a permittee is determined to be delinquent by the respective county, staff will require the permittee to cure the delinquency or if the permittee fails to cure, bring an action before the Board to cancel the RP.

REMARKS:

The list of RPs for Maui County that staff recommends be renewed for 2026 is attached as **Exhibit 2**. Included in the exhibit are the RP number, permittee names, tax map keys, land trust status, original commencement date of the permit, character of use, land area, annual rent, method by which staff set the rent and the rationale behind the issuance of an RP. Another version of this table is attached as **Exhibit 2A**, which re-orders the RPs by type. A general location map of the RPs to be renewed is attached as **Exhibit 3**¹.

Like previous years, for 2026 the RP renewals are divided into four types with different rental adjustments, where applicable, as follows:

¹ Prior submittals contained an exhibit that showed the “redline” tracked changes that showed the changes in Exhibit 2 from the previous year. This information is omitted from the present submittal because the information contained is repetitive.

- Type 1: Where the RP was valued by PAR and the rent has since been brought to market rates, the 2026 rent was increased by 3% over the 2025 rent.
- Type 2: Where the RP was valued by PAR, but the rent remained below market rates, the 2026 rent was increased by 15% over the 2025 rents, with the anticipation that rents would continue to increase per annum, until market rents are achieved.
- Type 3: RPs issued to government agencies where the rent is gratis.
- Type 4: RPs in this category involved special circumstances and did not fit within Types 1-3 above. They are discussed individually in **Exhibit 2** attached.

Since receipt of the PAR, staff has recommended rental adjustments for the properties that were covered by the PAR each year except 2021 when no rent increases were made due to the impacts of COVID-19. At the present time, 8 of the RPs covered by the PAR are still active and 6 of those RPs have been brought to market rates or will be brought to market rates under the PAR if the Board approves the recommended rent increases for 2025. The other 2 RPs covered by the PAR have not been brought to market rents for the following reasons:

- RP 7723 to AOA of Mana Kai-Maui: This RP is for gravel parking and a pad for a propane gas tank on 0.425 acre. The PAR set the 2018 rent at \$2,808.00 per annum. Staff is recommending an annual rent of \$2,797.92 for 2026, which is a 15% increase over 2025 rents. As noted in Exhibit 2, staff is working to convert this RP to a utility easement and set aside the land under the RP to the County for parking and beach access purposes. Staff believes the preferred approach is to incrementally increase rents at 15% annually until the easement and transfer are complete.
- RP 7746 to Stephen Dorris: This RP is for general agriculture on 9.82 acres. The PAR set the 2018 rent at \$12,740.00 per annum. Staff is recommending an increased annual rent of \$7,475.04 for 2026, which is still 41% under the PAR, but is a 15% increase over 2025 rents. As noted in Exhibit 2, the Board approved transfer to the Department of Agriculture (DOA) per Act 90, Session Laws of Hawaii 2003 (Act 90), but DOA rejected the parcel due to its irregular shape. With the recent change of administrations and the appointment of a new DOA director who has advocated for additional land transfers under Act 90, staff will inquire with DOA whether there is any change in its position regarding this parcel. Staff believes DOA is in a better position to establish rents for agricultural uses under its statutes and rules, which DOA explains do not require rents be set at fair market value.

Other RPs on **Exhibit 2** were not covered by the 2018 PAR. Many of these RPs are for agricultural uses. With the recent change in administrations, there is a renewed push for the transfer of agricultural lands to DOA pursuant to Act 90. Land Division plans to work

with DOA to see if DOA will accept the transfer of these agricultural RPs. To the extent DOA accepts transfer of the lands, DOA will then be responsible for setting appropriate rents under its statutes and rules, which as noted above, are not required to be set at market rates. Land Division does not believe it is an efficient use of Land Division staff time to prepare agricultural parcels for lease at public auction (a time-consuming process) if DOA will assume management of the RPs. As far as auctions of State lands are concerned, Land Division intends to prioritize the sale of leases for commercial purposes.

To the extent DOA is not open to the transfer of any of the agricultural RPs on **Exhibit 2**, Land Division is not inclined to procure a further portfolio appraisal review of these types of permits because the cost of the appraisal review would likely not justify any increased rent for these permits even in the long term. The 2018 PAR cost DLNR \$446,000 in Special Land and Development Fund monies and evaluated only 113 of the DLNR Land Division’s approximately 300 statewide RPs. If a particular agricultural RP is not accepted for transfer by DOA but is identified as one in which multiple potential users are interested, Land Division could prepare such parcels for auction lease on a case-by-case basis. But again, Land Division’s priority in the near term is on the auction of leases for the commercially zoned lands in its inventory.

Since the last renewal on September 27, 2024, under agenda Item D-11, there were no permits cancelled or permits that will be cancelling before the end of calendar year 2025.

Since the 2023 Lahaina wildfires, there are two (2) RPs where the rents had been paused while the permittees navigate the rebuilding process. Neither RP was cancelled, however, they were inadvertently left off the 2023 and 2024 RP annual renewals lists. RP 7783, Weinberg Foundation Inc., has been paying month to month notwithstanding the pause of the rents. RP 7484, Yamada Pacific, has taken advantage of the pause. There is no report as to the progress of rebuilding, but the area has had permit delays.

The Board has the authority to retroactively extend annual renewals. It is requested that these two renewals be granted retroactively, at no cost, for the 2024 and 2025 calendar years. Additionally, staff recommends that these RPs be renewed, also at no cost, for the 2026 calendar year.

RP#	Permittee	Area ac.	TMK #	Monthly Rent	Went to Pending	Use	Remarks
7484	Yamada Pacific	0.043	(2) 4-5-001: 053	\$0	2023	Patio/ Lanai	Waiting for rebuilding progress
7783	Weinberg Foundation Inc.	0.028	(2) 4-5-001: 009A	\$ 2,394.61	2023	Commercial	Still paying while waiting to rebuild.

PUBLIC TRUST ANALYSIS

Dispositions of ceded lands, including revocable permits must be consistent with the public trust. In order to make that determination, the Board must consider the following:

1. Presumption in favor of public use.
2. Consideration of practicable alternatives.
3. Clear articulation of the decision.

A presumption in favor of public use would appear to require that the subject lands remain vacant to provide for public use and recreation. As revocable permits are limited to month-to-month tenancies, as opposed to a long-term lease, the practicable alternative to a disposition that would favor public use would be to forego a disposition altogether, leaving the properties vacant. However, staff does not believe that would be reasonable or beneficial.

For revocable permits that provide the permittee with exclusive use of the land, including commercial, industrial, residential, eleemosynary, and telecommunication purposes, the dispositions are more appropriate than leaving the parcels vacant. Many of these permits are for parcels in developed areas and have improvements on the land. In addition to the risk of injury to the public resulting from accessing these lands for recreation, leaving them vacant would result in squatting and vandalism. Therefore, parcels are not appropriate for the public to access, use, recreate for public health and safety reasons.

For revocable permits for agriculture and pasture purposes, many of these lands are also suitable for forest reserve and other resource management and protection purposes. However, as an interim measure, a short-term tenancy provided by a revocable permit would alleviate the Department from incurring potentially significant management costs before these lands are set aside for those purposes. Many of these parcels are large, remotely located, and have access issues. When an appropriate agency, such as DOFAW, is ready to assume management of the subject lands, the revocable permit could be cancelled, and the lands transferred at that time.

Revocable permits that are non-exclusive, such as access, utility, landscaping and maintenance, and shoreline encroachment purposes, provide for public access to the area under the revocable permit, so impact to the public is limited.

Additionally, revocable permits for ceded lands also support the public trust purposes contained in Section 5(f) of the Admissions Act. Revenues from the revocable permits for ceded lands paid to the Office of Hawaiian Affairs contribute to the betterment of the conditions of native Hawaiians. The revenues also support the Department's programs to provide lands for public use which is another public trust purpose. Furthermore, shifting management responsibilities over these lands to another party through the revocable permit allows the Department to allocate its limited resources to better manage other

public lands. Support of these public trust purposes should also be considered public use in addition to public access and recreation.

The Department and the Board are responsible for managing approximately 1.3 million acres of public lands comprised of sensitive natural, cultural and recreational resources. The Department's responsibilities include managing and maintaining the State's coastal lands and waters, water resources, conservation and forestry lands, historical sites, small boat harbors, parks, and recreational facilities; performing public safety duties (e.g., flood and rockfall prevention); issuing and managing leases of public lands (agriculture, pasture, commercial, industrial, and resort leases); maintaining unencumbered public lands; and enforcing the Department's rules/regulations.

To properly perform these fiduciary duties, the Legislature and the Board determined that the Department should use a portion of the lands it manages to generate revenues to support the Department's operations and management of public lands/programs. Annual lease revenues currently support the Special Land and Development Fund (SLDF), with revenues coming primarily from leases for commercial, industrial, resort, geothermal and other renewable energy projects. The SLDF revenues collected by the Department's Land Division cover the entire annual operating budget for the Land Division, the Department's Office of Conservation and Coastal Lands, and the Dam Safety and Mineral Resources Programs of the Department. The revenues fund over 80 Department staff positions, including 5 positions within the Commission on Water Resource Management, and provide funding support to the Division of State Parks and various resource protection programs administered by the Division of Forestry and Wildlife such as the protection of threatened and endangered species, removal of invasive species, wildland firefighting and lifeguard services.

The SLDF is a critical and increasingly important funding source for various divisions within the Department to deal with emergency response to natural catastrophes such as fire, rockfall, flood or earthquake and hazard investigation and mitigation. The SLDF also is critical for staff support of various programs and funding conservation projects on all state lands. It has also become an important source of state match for federally funded endangered species and invasive species initiatives that otherwise would not go forward.

Staff is in the process of identifying residential RPs that may be appropriate to be set aside for future public housing projects. However, staff has not received any formal requests from other agencies to transfer any such parcels, and all residential RP tenants are in compliance.

The following State and County of Maui (COM) agencies were consulted on this action with the results indicated:

Agency:	Comment:
Division of Forestry and Wildlife	No comments by suspense date
Office of Conservation and Coastal Lands	See response attached
Division of State Parks	No comments by suspense date
Hawaii State Historic Preservation Division	No comments by suspense date
Engineering Division	No comments by suspense date
Maui District Land Office	No comments by suspense date
Commission on Water Resource Management	No comments by suspense date
Division of Aquatic Resources	No comments by suspense date
Department of Hawaiian Home Lands	No comments by suspense date
Department of Agriculture	See response attached
Office of Hawaiian Affairs	No comments by suspense date
County of Maui Planning Department	No comments by suspense date
County of Maui Department of Parks and Recreation	No comments by suspense date
County of Maui Department of Water Supply	No objections
County of Maui Real Property Assessment Division	No comments by suspense date

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed dispositions as provided by Chapter 343, Hawaii Revised Statutes and Chapter 11-200.1, Hawaii Administration Rules, the dispositions will probably have minimal or no significant effect on the environment and are therefore exempt from the preparation of an environmental assessment.
2. Based on staff’s testimony and facts presented, find that approving the revocable permits under conditions and rent set forth herein will serve the best interests of the State.
3. For the reasons stated herein, find that the renewal of the subject revocable permits are consistent with the public trust.
4. Approve the continuation of the revocable permits listed in **Exhibit 2** and at the rents set forth in such exhibit on a month-to-month basis effective January 1, 2026 for another one-year period through December 31, 2026, except for permits that are in arrears of rental payment for 60 days and/or have been approved for

5. forfeiture by a separate Board action. Permits in arrears of rental for 60 days or more and/or approved by the Board for forfeiture shall not be renewed, and;
6. Reserve and delegate to the Chairperson the authority to correct typographical or mathematical errors in the monthly rent of no more than \$75.00 where such error is timely brought to the attention of the Chairperson by staff, and such error is clearly erroneous and inconsistent with the staff recommendation in the submittal.

Respectfully Submitted,



Sep 20, 2025

Michael Ferreira SD
Land Agent V

APPROVED FOR SUBMITTAL:



Sep 22, 2025

Dawn N. S. Chang, Chairperson **lx**

Annual Renewal of Revocable Permits for
the Island of Maui, Maui County.

10/10/2025

Submittal Plus Exhibits.

EXHIBIT INDEX:

1. Chapter 343 Disclosure.
2. List of Revocable Permits.
 - 2A. Reordered RPs by "Type", 1,2,3.
3. General Location Map of RPs.

END

EXHIBIT 1

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION**

P.O. BOX 621
HONOLULU, HAWAII 96809

October 10, 2025

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR.

Project: Annual Renewal of Revocable Permits for the Maui County for the 2026 Calendar Year.

Project Location: Various locations in Maui County

Project Description: Renew existing revocable permits (RPs) for a term of one year.

Chap. 343 Trigger(s): Use of State Land

Exemption Class No.: In accordance with Hawaii Administrative Rules (HAR) 11-200.1-15 and -16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to:

General Exemption Type 1: "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

Part I, Item 44: "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."

The subject request is a de minimis action that is anticipated to have no significant impacts on the environment and should be declared exempt from the preparation of an environmental assessment.

Cumulative Impact of
Planned Successive
Action in Same Place
Significant?:

The renewal of the RPs is not anticipated to have a significant cumulative impact. For those RPs that have been issued for agricultural and pasture purposes, the lands have historically been used for such purposes and any impacts from the uses have not resulted in any significant cumulative impacts.

For those uses in the Urban District, those uses are compatible with existing County Zoning and Ordinances. Further, the uses are to be continued on previously developed areas and no new construction and improvements are being proposed. The continuation of the current uses is not anticipated to result in any significant cumulative impacts.

For those uses in the Conservation District, the Office of Conservation and Coastal Lands requires consultation in the event that a proposed land use may require an approval or permit. Through their permitting process, environmental impacts and cumulative impacts would be addressed, especially if new construction and/or improvements were to be proposed. The renewal of RPs is not requesting any expansion of the existing use nor are they proposed new construction and therefore no cumulative impacts at these RP sites are anticipated as a result of the renewals.

Particularly Sensitive
Environment?:

In the past, permits were issued for similar types of use in the area, which have resulted in no known significant adverse impacts to the natural and cultural resources in the RP areas.

Analysis:

The renewal of the Maui County RPs covers varying uses. However, those uses are consistent with State Land Use Districts and County Zoning. The continuing uses are appropriate for their specific areas. For example, the uses that are characterized as urban, utility, parking, industrial, etc. occur in already developed areas. Maintaining the current use is not anticipated to have adverse effects on the environment as these areas have already been disturbed and established as development.

In addition, many of the agricultural and pasture RPs are in locations that have historically been used for these purposes and thus any environmental impacts would have already occurred long ago and may even pre-date current environmental laws. The RPs up for renewal will continue to use the lands for their historical purposes

and thus no significant impacts are anticipated from the renewal of the permits.

Staff also notes that there are several RPs within the State Land Use Conservation District. These uses may have specific exemptions already issued or environmental reviews done from when they were originally permitted by the Department.

Consulted Parties

State Agencies:

Department of Land and Natural Resources
 Division of Forestry and Wildlife
 Office of Conservation and Coastal Lands
 Division of State Parks
 State Historic Preservation Division
 Maui District Land Office
 Commission on Water Resource Management
 Division of Aquatic Resources
Department of Agriculture
Office of Hawaiian Affairs

Maui County Agencies:

Planning Department
Department of Parks and Recreation
Department of Water Supply
Real Property Tax Office

Recommendation:

Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1 HAR, this proposed action is anticipated to have no significant impacts on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.

EXHIBIT 2

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
5405	1	MANA KAI APT OWNERS ASSN.	(2) 3-9-004:001 (por) Kihei	5(b)	5/27/1977	Landscaping, Urban	0.298	\$1,528.56	\$1,574.40	\$1,280.00	<ul style="list-style-type: none"> •Landscaping and maintenance •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Permittee using only a portion of the parcel for landscaping. The permit stipulates that the public shall have full and unrestricted use of the permit area, and permittee will install such signs as are deemed necessary by the Maui District Land Agent to confirm that premises are open to the public. •The plan is to set aside parcel 001 to the County of Maui. •Located in SMA and SLRXA
5710	4	WAIAKOA HOMEOWNER ASSN.	(2) 2-2-009:070 KULA	5(b)	8/1/1979	Access & Utility, Agriculture	-	\$540.24	\$556.44		<ul style="list-style-type: none"> •Right, privilege and authority to construct, reconstruct use and maintain easement areas for water tank and pipeline. •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •The permit is supposed to be converted to an easement. Applicant's engineer's drawings were not detailed enough for Survey Div. MDLO to investigate and follow up.
5900	4	KEAWAKAPU HOMEOWNERS ASSN.	(2) 3-9-004:140 KIHEI	5(b)	6/1/1980	Landscaping, Urban	0.338	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Permittee using only a portion of the parcel for landscaping & maintenance. Land has prime street frontage. •Staff is considering a set aside to the County of Maui to include into plans for increased parking across the street to access Keawekapu beach. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
6121	4	KAHAKULOA PROTESTANT CHURCH	(2) 3-1-004:005 WAILUKU	5(b)	4/1/1984	Community Use, Rural	0.033	\$530.52	\$530.52		<ul style="list-style-type: none"> •Church •2025 rent remained the same as 2024 rent. •MDLO recommended no increase in rent again for 2026 due to existing constraints that limit the economic potential of the property. •Staff will cancel RP and recommend a direct lease to a different 501 (c)(3) to rehabilitate the building. •Staff will instruct the permittee to apply for an exemption from CDUP because only a sliver of land with no active use is in the conservation district. •The majority of the parcel is located within a rural district. •Located in SMA
6648	4	CARTER, CHARLES G.	(2) 3-1-004:101, 104, 106 WAILUKU	5(b)	8/1/1989	Agriculture, Rural	1.094	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Parcels are either landlocked, or economically unsuitable due to size and shape. Staff to conduct a site visit to confirm the uses and if structures authorized. Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
6766	4	LOOMIS, JAMES C.	(2) 2-9-003:040 HAIKU	5(b)	6/1/1991	Agriculture	14.760	\$1,366.56	\$1,407.60		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Board approved transfer to DOA per Act 90. •DOA has identified RP for possible transfer to it under Act 90. •While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
6816	3	DEPT. OF ACCOUNTING & GENERAL SERVICES	(2) 5-3-005:010 KAUNAKAKAI	5(b)	8/1/1992	Baseyard/ Storage, Agriculture	4.000	\$0.00	\$0.00		<ul style="list-style-type: none"> Temp baseyard & drainage basin Gratis RP to State agency for baseyard purposes. MDLO working with DAGS, DOCARE, COM Dept of Public Works & Dept of Water Supply on set-aside via EO. DPW contacted MDLO in Sept 2020 to discuss strategy, would like to continue using portion of area for stockpiling roadway material. DWS plans to vacate premises MDLO staff is working to set aside the drainage area to the County. Remaining lands to be split between DAGS, DLNR and County DPW. DOCARE is considering use of existing garage to store patrol vessel Located in SMA and SLRXA
7208	1	RAYCOM NATIONAL, INC.	(2) 2-2-007:015 KULA	5(b)	1/16/2000	Telecom Facility, Conservation	0.204	\$33,609.36	\$34,617.60	\$28,800.00	<ul style="list-style-type: none"> TV translator, shelter & tower facility. 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. Staff requested permittee contact OCCL to determine if CDUP required, staff will follow up Staff to explore possibility of selling a lease at public auction. Regarding OCCL's comments: letter dated Nov. 8, 1989 from Chair informing Robert J. Smolenski, attorney for King Broadcasting Co, that its CDUA for transmitter, bldg, antennas & related site improvements for TV station KOGG at Haleakala was approved on Oct. 27, 1989, subject to certain conditions (MA-2271)
7209	1	RAYCOM NATIONAL, INC.	(2) 2-2-007:014 KULA	5(b)	1/16/2000	Telecom facility, Conservation	0.166	\$33,609.36	\$34,617.60	\$28,800.00	<ul style="list-style-type: none"> Test site facility for television signal transmission. 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. Staff to explore the possibility of selling a lease at public auction. CDUP No. MA: 3664. Staff requested permittee contact OCCL to determine if any further CDUP is required and staff will follow up.

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7345	4	HUNTER, MURRAY	(2) 2-9-013:014 HAIKU	5(b)	9/1/2002	Pasture, Agriculture	79.100	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •DOFAW has request this RP remain with DLNR •Staff requested permittee contact OCCL to determine if CDUP required & staff will follow up. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA
7484	4	YAMADA PACIFIC, INC.	(2) 4-5-001:053 LAHAINA	5(b)	1/1/2010	Commercial	0.043	\$0.00	\$0.00	\$72,080.00	<ul style="list-style-type: none"> •Rent was paused after the Lahaina wildfires •RP was inadvertently removed from '23 & '24 renewals. •Permittee is complying with the terms of the RP while rent payments are paused •Staff to seek approval to extend RP retroactively for the years it was removed from the renewal after the fires and extend it through 2026
7487	4	NOBRIGA'S RANCH INC.	(2) 3-1-006:002 por. WAILUKU	5(b)	1/1/2010	Pasture, Agriculture	187.465	\$702.36	\$723.48		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •No access to parcel from public road (landlocked). •DOFAW has requested this RP remain with DLNR. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7493	4	NOBRIGA'S RANCH, INC.	(2) 3-1-001:004 KAHAKULOA	5(b)	1/1/2010	Pasture, Agriculture	78.600	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff plans to set aside parcel to DOFAW. •MDLO staff working with tenant and DOFAW to implement a 3-5 year transition strategy to phase out grazing and convert to conservation. •DOFAW has requested this RP remain with DLNR. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7505	4	AOAO NAPILI SURF APARTMENTS	(2) 4-3-002:099 LAHAINA	5(b)	3/1/2010	Landscaping, Urban	0.230	\$2,198.16	\$2,264.16		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Landscaping and maintenance purposes. •MDLO staff working with Napili Bay Beach Foundation (NBBF) to remove failed stairway due to severe beach erosion and replace with new elevated beach access pursuant to County SMA approval. Long term access easement to be issued to NBBF •Napili Surf to maintain RP for landscaping and maintenance of the surrounding area. •Located in SMA and SLRXA •OCCL issued SPAs MA 21-24 and MA 25-9 for seasonal beach stairs
7512	4	MEDEIROS, JOHN S. AND YVONNE	(2) 2-2-013:010 KULA	5(b)	10/1/2011	Pasture, Rural	3.096	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7513	4	DAY, JOSEPH J.	(2) 1-1-006:038 HANA	5(b)	8/1/2010	Agriculture	0.850	\$480.00	\$480.00		<ul style="list-style-type: none"> •2020 rent increased to BLNR min annual rent of \$480. '21-'25 rent remained the same. Staff recommends min rent for 2026 to support traditional & customary taro cultivation •Parcel is in a remote location & not feasible to manage as unencumbered lands •Board approved transfer to DOA per Act 90, Staff will consult w/ DOA on possible transfer of RP & will not expend resources to sell lease at public auction in near term •Staff is prioritizing auctions of leases for comm zoned lands in DLNR inventory. No access to parcel per State Hwys FAP No. BF-037-1 (1)/Kula Hwy System •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7534	4	DUNN, LESLIE A.	(2) 3-1-005:028 WAILUKU	5(b)	2/1/2010	Agriculture, Conservation	0.352	\$480.00	\$480.00		<ul style="list-style-type: none"> •Raising taro for home consumption together with use of ditch water. •2020 rent was increased to BLNR policy min rent of \$480. '21-'25 rent remained the same. Staff recommends min rent for 2026 to support traditional & customary taro cultivation. Parcel is land locked & in an extremely remote location. Not feasible to manage as unencumbered land. In the past, DOA has rejected parcel as too small. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory •On 8/13/82, Board approved CDUP MA-1436 for raising taro for home consumption, subject to 15 conditions
7539	1	OLSEN, RICHARD L.	(2) 2-1-007:010 MAKENA	Acq. after 8/59	1/1/2010	Recreational, Rural	0.190	\$5,940.36	\$6,118.56	\$5,432.00	<ul style="list-style-type: none"> •Recreational fishing and storage of equipment. •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Located in SMA and SLRXA
7549	3	COUNTY OF MAUI	(2) 5-7-007:016 PUKOO	5(a)	12/1/2010	Miscellaneous Rural	0.115	\$0.00	\$0.00		<ul style="list-style-type: none"> •Operate and maintain a temporary fire control and rescue station site. Gratis. •RP granted to another governmental agency as the Puko'o Fire Station. •MDLO staff is working with the county to relocate the fire station to across the street outside of the inundation zone. •Located in SMA and SLRXA
7552	4	FRANCO, STEVEN J. & CAROL JEAN	(2) 2-2-003:001 KULA	5(b)	3/1/2010	Access, Rural	0.052	\$540.24	\$556.44		<ul style="list-style-type: none"> •To construct, maintain, repair and use non-exclusive road right-of-way for vehicular access. •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff to convert to an easement.
7563	4	NOBRIGA'S RANCH INC.	(2) 3-1-006:002 WAILUKU	5(b)	3/1/2010	Pipeline, Agriculture	0.055	\$540.24	\$540.24		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •MDLO staff to work with tenant to convert to long term utility easement.

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7568	4	LATHAM, WILLIAM	(2) 1-1-003:092 HANA	5(b)	6/1/2010	Agriculture	0.670	\$480.00	\$480.00		<ul style="list-style-type: none"> Staff recommends maintaining existing 2025 rent for year 2026. Rent is consistent w/ other parcels of similar size, use & constraints. Parcel is landlocked & in a very remote area. Mgmt of parcel as unencumbered lands is very difficult, & staff recommends support of ongoing traditional & customary taro cultivation practices In the past, DOA rejected parcel as too small Staff will consult with DOA on possibility of transfer of RP & will not expend resources to sell lease at public auction in near term. Staff is prioritizing auctions of leases for comm zoned lands in DLNR inventory Located in SMA
7571	4	NOBRIGA'S RANCH INC.	(2) 3-1-002:011 WAILUKU	5(b)	3/1/2010	Pasture, Agriculture, Conservation	82.000	\$628.08	\$646.92		<ul style="list-style-type: none"> 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. MA-1267 & MA-3127 Staff requested permittee contact OCCL to determine if further CDUP required and staff will follow up. Set aside to DOFAW for a bird sanctuary. Located in SMA
7573	4	AOAO OF THE ROYAL MAUIAN	(2) 3-9-005:001 KULA	5(b)	3/1/2010	Landscaping, Urban	0.053	\$610.20	\$628.56		<ul style="list-style-type: none"> 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. Staff to convert to an easement. Located in SMA and SLRXA.
7581	4	ULUPALAKUA RANCH, INC.	(2) 2-2-007:003 KULA	5(b)	4/1/2010	Pipeline, Agriculture, Conservation	2.430	\$540.24	\$556.44		<ul style="list-style-type: none"> Right-of-way for pipeline 2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. CDUP required. Permittee needs to apply for a water lease pursuant HRS 171-58.
7583	4	LAHAINA RESTORATION FOUNDATION	(2) 4-6-018:005 LAHAINA	5(b)	4/1/2010	Cultural, Urban	0.063	\$0.00	\$0.00		<ul style="list-style-type: none"> Museum Gratis. Staff to explore entering into a direct lease with this 501(c)(3) entity. Being used to restore, operate and maintain Hale Pa'i printshop building for museum purposes.

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

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RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7608	4	JACINTHO, WILLIAM	(2) 1-4-007: 009, 017 HANA	5(b)	5/1/2010	Pasture, Agriculture	25.077	\$642.72	\$662.04		<ul style="list-style-type: none"> •Right-of-way for pipeline •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Set aside to DOA was approved by Board 5/10/2024 Item D-2. •BOA approved for transfer 10/24/23, pending subdivision •Located in SMA
7618	4	STABLE ROAD BEACH RESTORATION FOUNDATION	(2) 3-8-002:065, 070, 071, 074, 076, 077, 078, 094 Wailuku	5(b)	4/12/2010	Miscellaneous Urban	0.894	\$23,000.00	\$23,690.04		<ul style="list-style-type: none"> •Category II small-scale beach nourishment •At its meeting 3/8/13, Board approved CDUP MA-3633, rock groins subject to 33 conditions •At its meeting of 9/26/14, Item D-6, the Board approved as amended, the issuance of esmts to replace the RP, however, the esmts haven't been completed due to applicant's delays in providing survey maps •Staff recommends increasing the rent 3% for 2026 over 2025 rent •No rent was charged prior to '24 based on applicant's representations about public benefit provided by the groins. At its meeting of 9/27/24, D-11, the Board approved as amended, rent amount of \$23,000/yr for 2025 based on groin footprint.
7622	4	BUTTERFLY, SAMADHI	(2) 1-6-009:017 HANA	5(b)	11/1/2010	Agriculture	1.253	\$642.60	\$661.92		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7639	3	DEPT. OF LAND AND NATURAL RESOURCES, C/O MAUI DIST. MGR.	(2) 4-8-003:008 OLOWALU	5(b)	11/1/2010	Miscellaneous Agriculture	1.100	\$0.00	\$0.00		<ul style="list-style-type: none"> •Native plant species restoration •Gratis. •Staff working with DOFAW to set aside lands for conservation purposes at Olowalu mauka lands. •MA-2653.
7686	4	AOAO OF MAUI KAMAOLE, INC.	(2) 3-9-004:146 WAILUKU	5(b)	6/1/2011	Landscaping, Urban	0.894	\$540.24	\$556.44		<ul style="list-style-type: none"> •Landscaping and maintenance purposes. •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7699	4	DOOR OF FAITH CHURCH AND BIBLE SCHOOL	(2) 2-9-008:018 MAKAWAO	5(b)	7/1/2011	Access, Agriculture	1.240	\$524.52	\$540.24		<ul style="list-style-type: none"> •Parking and church related purposes •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •MDLO Staff to work with tenant to convert into access and utility easement for driveway and accessory parking purposes using county assessed property value. Excess property and adjacent unencumbered lands to be considered for transfer to DOA. •Property is odd shaped, bisected by road ROW and in a very remote area. •Maintenance by DLNR as unencumbered lands would be costly and difficult. •Located in SMA
7723	2	AOAO OF MANA KAI-MAUI	(2) 3-9-004:001 WAILUKU	5(b)	8/1/2011	Parking, Urban	0.425	\$2,433.00	\$2,797.92	\$2,808.00	<ul style="list-style-type: none"> •Gravel parking and propane gas tank. •2025 rent was increased by 15% over 2024. Staff recommends increasing rent 15% for 2026 over 2025 rent not withstanding the 2018 AMR. •Permittee using only a portion of parcel for parking and propane tank. •Staff to convert to utility easement. •Staff is working to set aside parcel 001 to the County for parking and beach access purposes. •Located in SMA
7746	2	DORRIS, STEPHEN	(2) 2-9-003:008 MAKAWAO	5(b)	9/1/2011	Agriculture	9.820	\$6,500.00	\$7,475.04	\$12,740.00	<ul style="list-style-type: none"> •Staff recommends increasing rent 15% for 2026 over 2025 rent not withstanding the 2018 AMR. •At its meeting on 9/27/24, item D-11, the Board approved as amended to increase the 2025 annual rent to \$6,500/year. •Board approved transfer to DOA per Act 90. •DOA rejected the parcel due to its irregular shape •Located in SMA
7755	4	MARTIN, JR., NORMAN D.	(2) 1-1-006:041, 043 HANA	5(b)	9/1/2011	Agriculture	0.560	\$509.28	\$524.52		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Board approved transfer to DOA per Act 90. DOA has identified RP for transfer to it. •While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction. •DLNR staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

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RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7760	4	MARINO, DOMINICK & PATRICIA	(2) 2-3-007:028 MAKAWAO	5(b)	9/1/2011	Pasture, Agriculture	0.630	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Property not being used for intended pasture purposes due to odd shape and topography. Existing use is residential access and parking purposes. •In the past, DOA rejected parcel as too small. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7769	4	HECHT, MARGARET ANN	(2) 1-6-008:002, 004 HANA	5(b)	9/1/2011	Pasture, Agriculture	62.534	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •DOA has identified RP for possible transfer to it under Act 90. •While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction. •DLNR staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
7780	1	RUBY & SONS HOSPITALITY LLC.	(2) 3-9-004:149 WAILUKU	5(b)	9/1/2011	Parking, Urban	0.694	\$4,917.36	\$5,064.84	\$4,472.00	<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •The RP was issued for additional parking for GL 4212, which ends 9/3/70. There is a potential for a set aside to the County considering a settlement agreement related to an existing zoning variance for parking purposes of sale of lease at a public auction. •Located in SMA and SLRXA
7781	4	JOHNSON, JAMES L. & NANCY K.	(2) 1-1-003:064 HANA	5(b)	9/1/2011	Landscaping, Agriculture	0.214	\$540.24	\$556.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Staff to explore the possibility of selling a lease at public auction, as there may be potential for a significant revenue increase. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7783	4	WEINBERG FOUNDATION, INC., THE HARRY & JEANETTE	(2) 4-5-001:009-A LAHAINA	5(b)	9/1/2011	Commercial	0.028	\$0.00	\$0.00	\$21,728.04	<ul style="list-style-type: none"> •Rent was paused after the Lahaina wildfires •RP was inadvertently removed from '23 & '24 renewals. •Permittee is complying with the terms of the RP while rent payments are paused •Staff to seek approval to extend RP retroactively for the years it was removed from the renewal after the fires and extend it through 2026
7787	1	PACIFIC RADIO GROUP, INC.	(2) 2-2-004:089 MAKAWAO	5(b)	9/1/2011	Telecom Facilities, Agriculture	1.000	\$26,734.08	\$27,536.16	\$26,000.00	<ul style="list-style-type: none"> •Operate and maintain an FM radio transmission facility •2025 rent was increased by 20% over 2024 rent notwithstanding the 2018 AMR. Staff recommends increasing rent 3% for 2026 over 2025. •Staff to explore the possibility of selling a lease at public auction.
7804	4	KAHIAMOE, JR., MOSES	(2) 2-9-008:018, 024 MAKAWAO	5(b)	5/1/2012	Pasture, Agriculture	5.260	\$625.80	\$644.52		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Board approved set aside to DOA on March 22, 2024 Item D-1. •BOA approved for transfer 10/24/23, pending preparation of map for set aside •Located in SMA
7816	4	AOAO OF MAUI HILL	(2) 3-9-004:140 WAILUKU	5(b)	2/1/2013	Landscaping, Urban	0.916	\$867.96	\$894.00		<ul style="list-style-type: none"> •Landscaping, pedestrian path and maintenance •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Permittee using only a portion of the parcel for landscaping, pedestrian path and maintenance. •Staff to explore the possibility of selling a lease at public auction as there is a potential for significant revenue increase. •Set aside to the County is also proposed. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

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RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7822	4	REDO, VALENTINE	(2) 1-1-004:006 HANA	5(b)	6/1/2012	Intensive Agriculture	1.530	\$555.96	\$555.96		<ul style="list-style-type: none"> •Intensive Agriculture •2025 rent remained the same as 2024 rent. •MDLO recommended no increase in rent for 2026 due to existing constraints that limit the economic potential of the property. •DOA rejected parcel due to landlocked/no access. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA
7824	4	KAIWI, JULIA	(2) 3-1-004:046, 056, 059, 061 WAILUKU	5(b)	7/1/2012	Agriculture, Rural	0.844	\$625.68	\$644.40		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •In the past, DOA rejected parcel as too small. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Portion of 46 located in SMA.
7846	4	SCOTT, LURLYN	(2) 2-9-001:018 MAKAWAO	5(b)	12/1/2014	Intensive Agriculture	5.000	\$540.00	\$540.00		<ul style="list-style-type: none"> •Staff recommends maintaining current rent for 2026 over 2025 rent. •This would be consistent with other parcels of similar size and constraints that include being land locked, steep topography with only a portion of lands actively cultivated for traditional and customary purposes. •No access from public road. •DOA has identified RP for possible transfer to it under Act 90. While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction. •DLNR staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA

REVOCABLE PERMIT MASTER LIST For Maui 2025 for 2026

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RP No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Character of Use	Area (acre)	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
7864	4	COSTON, JOHN AND GLORIA	(2) 3-1-004:049 WAILUKU	5(b)	7/1/2015	Agriculture, Rural	0.263	\$598.68	\$616.68		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Land being used for storage purposes. •In the past, DOA rejected land as too small. •Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory. •Located in SMA
7868	4	AOAO KIHEI SURFSIDE	(2) 3-9-004:001 por, 087 WAILUKU	5(b)	9/1/2017	Landscaping, maintenance and recreation. Urban	2.500	\$9,707.52	\$9,998.76		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Permittee using only a portion of parcel 001 for landscaping. The only access to the parcel from the public road is through permittee's property or over State owned land. •The permit stipulates the public shall have full and unrestricted use of the cleared and landscaped permit areas at all times. Permittee shall post a sign reading that the area is open to the public. •Located in SMA and SLRXA.
7869	4	KELIIKOA, NOEL AND LINDA	(2) 5-8-003:023 HONOULIWAI	5(b)	1/1/2016	Residential and agricultural.	0.291	\$1,501.44	\$1,546.44		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •DOFAW has requested this RP remain with DLNR. •DOA rejected parcel as it is mostly residential. •Located in SMA.
7927	4	HAYWARD, TRACY	(2) 1-4-012:003 Hana	5b	3/1/2022	Misc. Access, Rural	1.840	\$524.52	\$540.24		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Located in SMA
7943	4	WEST MAUI RESORT PARTNERS	(2) 4-4-001: seaward of 098 LAHAINA	5(b)	3/11/2022	Erosion repair, Urban	0.225	\$24,992.88	\$25,742.64		<ul style="list-style-type: none"> •2025 rent was increased by 3% over 2024. Staff recommends increasing rent 3% for 2026 over 2025 rent. •Located in SMA and SLRXA
7946	4	NAPILI BAY & BEACH FOUNDATION INC.	(2) 4-3-002: 023, 099 LAHAINA	5(b)	4/1/2022	Beach stair access, Urban	0.056	\$0.00	\$0.00		<ul style="list-style-type: none"> •Gratis. Public access easement. •Located in SMA and SLRXA
7950	4	MANTOKUJI MISSION OF PAIA MAUI	(2) 2-6-008:013 Makawao	5(b)	9/16/2022	Access, Urban	0.018	\$480.00	\$480.00		<ul style="list-style-type: none"> •Access RP. Rent was the same for 2024 & 2025. Staff recommends keeping the rent the same for 2026.

EXHIBIT 2A

Revocable Permit By Type For MAUI County 2025 for 2026

See Exhibit 2 comments for status

RP No.	Type	Permittee Name	Permit From	Current 2025 Rent	Proposed 2026 Rent	Indicated Annual Market Rent 2018	% 2025-2026	% Over or Under Par
The following Type 1 RPs are at or above the market rents set forth in the 2018 PAR valuation								
5405	1	MANA KAI APT OWNERS ASSN.	5/27/1977	\$1,528.56	\$1,574.40	\$1,280.00	3%	23%
7208	1	RAYCOM NATIONAL, INC.	1/16/2000	\$33,609.36	\$34,617.60	\$28,800.00	3%	20%
7209	1	RAYCOM NATIONAL, INC.	1/16/2000	\$33,609.36	\$34,617.60	\$28,800.00	3%	20%
7539	1	OLSEN, RICHARD L.	1/1/2010	\$5,940.36	\$6,118.56	\$5,432.00	3%	13%
7780	1	RUBY & SONS HOSPITALITY LLC.	9/1/2011	\$4,917.36	\$5,064.84	\$4,472.00	3%	13%
7787	1	PACIFIC RADIO GROUP, INC.	9/1/2011	\$26,734.08	\$27,536.16	\$26,000.00	3%	6%
The following Type 2 RPs are not yet at market rents as set forth in the 2018 PAR valuation.								
7723	2	AOAO OF MANA KAI-MAUI	8/1/2011	\$2,433.00	\$2,797.92	\$2,808.00	15%	-0.4%
7746	2	DORRIS, STEPHEN	9/1/2011	\$6,500.00	\$7,475.04	\$12,740.00	15%	-41%
The following Type 3 RPs are gratis to Government agencies.								
6816	3	DEPT. OF ACCOUNTING & GENERAL SERVICES	8/1/1992	\$ -	\$ -			
7549	3	COUNTY OF MAUI	12/1/2010	\$ -	\$ -			
7639	3	DEPT. OF LAND AND NATURAL RESOURCES, C/O MAUI DIST. MGR.	11/1/2010	\$ -	\$ -			
All other RPs are Type 4, have no PAR valuation, are listed on Exhibit 2, and are being increased 3% per year								

EXHIBIT 3

2025-2026 Maui- Revocable Permits

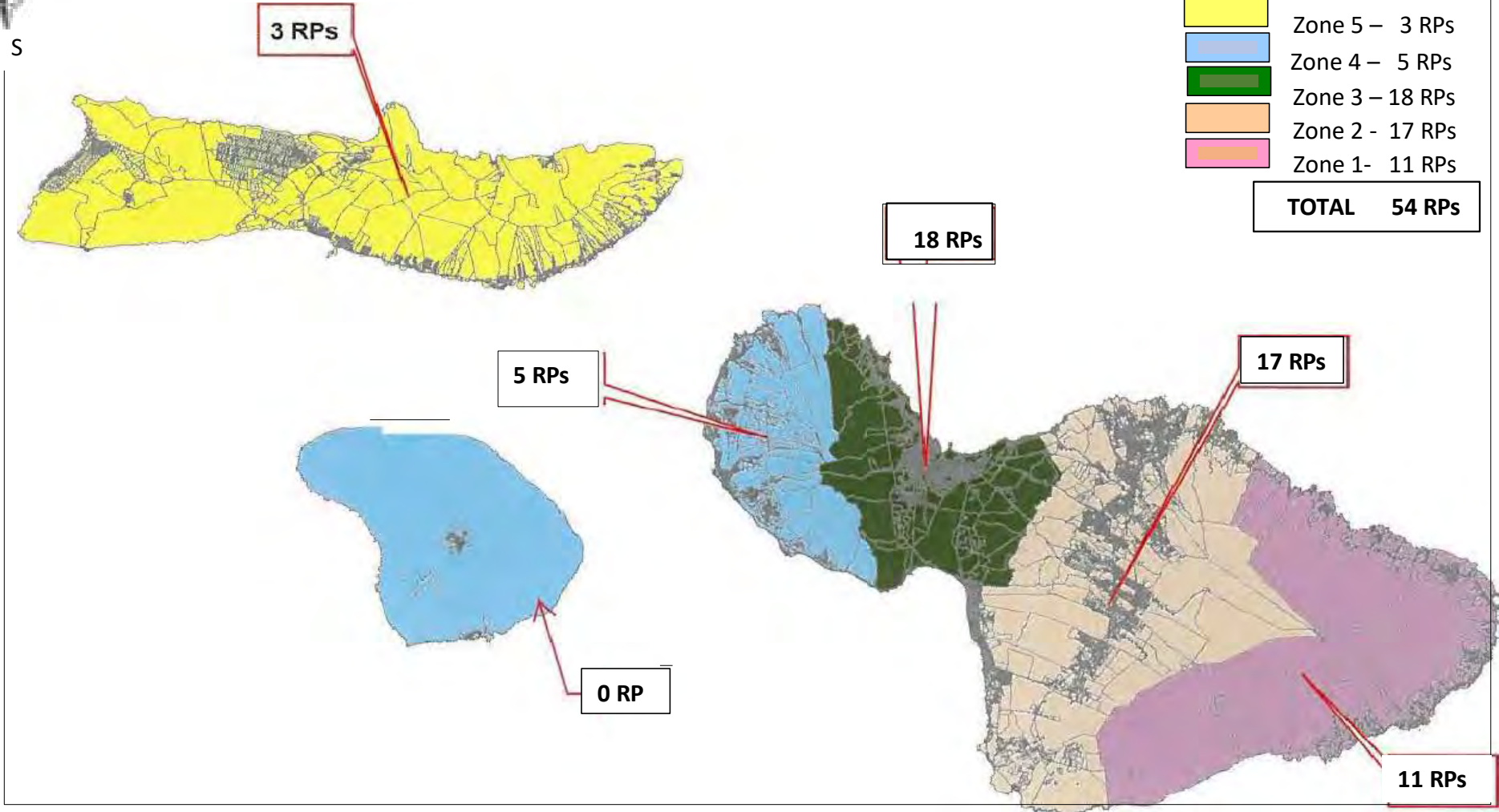
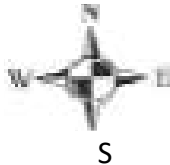


EXHIBIT 3

COMMENTS

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

August 22, 2025

Annual RP Renewal-
Maui 2025 for 2026

MEMORANDUM

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

TO:

State Agencies:

- Forestry & Wildlife
- State Parks
- Engineering
- Historic Preservation
- Conservation and Coastal Lands
- Commission on Water Resource Management
- Aquatics
- Maui District Land Office
- Department of Hawaiian Home Lands
- Office of Hawaiian Affairs
- Department of Agriculture

Maui County Agencies:

- Planning Department
- Parks and Recreation
- Department of Water Supply
- Real Property Tax Division

FROM: Michael Ferreira, Land Agent

SUBJECT: Request for Comments: 2025 Submittal for 2026 Annual Renewal of Revocable Permits for Maui County.

LOCATION: Maui County, Tax Map Key: Various parcels of State Land.

APPLICANT: Department of Land and Natural Resources, Land Division.


Transmitted for your review and comment is a draft Board submittal of the above referenced request involving State lands. We would appreciate your comments on this application. **Please highlight your agency above** and submit any comments by September 12., 2025. If no response is received by this date, we will assume that you have no comments.

To provide comments after the suspense date and to provide testimony via Zoom before the Board's tentative hearing date of Friday, October 10, 2025, you may do so directly to the DLNR website. Send your request via email to BLNR.testimony@hawaii.gov also and be sure to list your name and the agenda item "Annual Renewal of Revocable Permits for Maui County".

If you have any questions about this request, please contact me at my office at email Michael.H.Ferreira@hawaii.gov, or 808-587-0421 Thank you.

Enclosure

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: Eva Blumenstein  Digitally signed by Eva Blumenstein
Date: 2025.08.22 11:16:05 -10'00'

COKMA 26-36
TF

RECEIVED
LAND DIVISION

JOSH GREEN, M.D.
GOVERNOR | KE KIA'AINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'AINA

7/25 SEP -2 PM 2:37



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS



DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
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2025 AUG 22 A 11

AGRICULTURE
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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MEMORANDUM

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Enclosure

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- We have no comments.
- Comments are attached.

Signed: _____

 (OCCL)

• Please provide OCCL with most recent site inspection reports for TMKs + RPs identified as conservation

• Comments are attached for those parcels identified by LAND as Conservation

REVOCABLE PERMITS Maui Island 2025 FOR 2026

RP	TMK	Location	OCCL Comments
7208	(2) 2-2-007:005 (por)	Kula (Haleakala)	<p>Subject area appears to lie in the Limited Subzone of the Conservation District.</p> <p>According to OCCL files, we have no record of authorization for the creation of the parcel referenced in LAND's table/list.</p> <p>On October 27, 1989, the Board approved CDUP MA-2271 for the King Broadcasting Company's transmitter, building, antennas, and related improvements on parcel 005, and appear to be for improvements associated with RP 7209. Please clarify.</p>
7209	(2) 2-2-007:005 (por)	Kula (Haleakala)	<p>Subject area appears to lie in the Limited Subzone of the Conservation District.</p> <p>According to OCCL files, we have no record of authorization for the creation of the parcel referenced in LAND's table/list.</p> <p>OCCL notes that CDUP MA-3664 was issued to KC Environmental, Inc. for an ungulate proof fence as mitigation for the Advanced Technology Solar Telescope approved by CDUP MA-3542 and not to Raycom. Please clarify.</p>
7505	(2) 4-3-002:023 (2) 4-3-002:099 (& seaward)	Napili Bay, Lahaina	<p>OCCL issued SPAs MA 21-24 and MA 25-9 for seasonal beach stairs.</p>
7534	(2) 3-1-005:028	Kahakuloa Valley, Wailuku	<p>Parcel appears to lie in the Resource Subzone of the Conservation District.</p> <p>On August 13, 1982, the Board approved CDUP MA-1436 for raising taro for home consumption subject to 15 conditions.</p>

7571	(2) 3-1-002:011	Wailuku	<p>Parcel appears to lie in the Limited Subzone of the Conservation District.</p> <p>OCCL files indicate CDUP MA-1267 for a utility easement and CDUP MA-3127 to replace civil defense sirens have been issued for this parcel. It does not appear we have received any recent application or communications for proposed land uses on this parcel.</p>
7581	(2) 2-2-007:003	Kula	<p>After further review, parcel 003 appears to lie in the Resource Subzone of the Conservation District.</p> <p>According to OCCL files, we have no record of applications or correspondences associated with this parcel.</p>
7618	(2) 3-8-002:065, 070, 071, 074, 076, 077, 078, & 094 (seaward)	Wailuku	<p>On March 8, 2013, the Board approved CDUP MA-3633 for the Stable Road Beach Restoration Project consisting of four 100-135ft long by 20ft wide rock groins subject to 33 conditions.</p>

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

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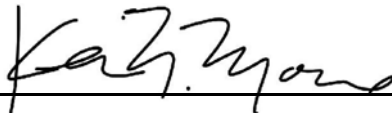
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Enclosure

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- Comments are ~~attached~~: below.

Signed: 

For RP7608 to William F. Jacintho, recommend changing:

"•DOA is conducting its due diligence, awaiting transfer• On hold for subdividing."

to:

"•BOA approved for transfer 10/24/23, pending subdivision."

For RP7804 to Moses Kahiamoe, Jr., recommend changing:

"•DOA is working on due diligence to effect the transfer."

to:

"•BOA approved for transfer 10/24/23, pending preparation of map for set-aside."

END