



The county is hiding forced retreat in 100 pages of proposed rules



New Shoreline and SMA Rules

Special Management Area Rules

Is your property located in the Special Management Area? Check here: hihotelalliance.com

If it is, you should know that the County wants to radically increase the regulation of your land:

- Require permits and assessments for things like:
 - Homes: Improvements that “involve a structural member”
 - Homes and businesses: Basic improvements, including interior and exterior painting and flooring
 - Digging or moving soil, such as installing grass, >300 square feet, and imus, retaining walls, and trees >16 square feet
 - Dig an imu for a lu’au
 - Hold more than one gathering at your house in any given month
- All this and more means a long, complicated and expensive review process
- Violating these and scores of other rules could mean an initial fine of up to \$100,000 and daily fines of up to \$15,000 without prior warning

Shoreline Rules

Is your property located in the enlarged setback area? Check here: hihotelalliance.com

If so, the County wants to force you to move your home or business.

- To force you to move, the County would impose:
 - A much smaller area of your land that you can build on
 - Strict limitations on your right to rebuild if your home or business is damaged (potentially no rebuilding at all) by things like rain or wind
 - Strict limitations on your right to maintain your home or business (even interior work, such as painting)
 - Almost no ability to protect your property from the ocean
 - No more than one event (including “family celebrations”) in a month on your land without a permit from the Planning Department
- Meanwhile, the County has the ability to protect its property

Violating these and scores of other rules could mean an initial fine of up to \$100,000 and daily fines of up to \$15,000 without prior warning.