

Ask the Condominium Specialist

Short-term Rentals Deemed Non-essential

The Governor of the State of Hawai`i and Mayors of the Counties of Kaua`i, Honolulu, Maui and Hawai`i Island have all deemed short-term vacation rentals non-essential businesses via official proclamations, statements or orders. Non-essential businesses, including short-term vacation rentals, must thus cease all activity. In Honolulu County, short-term rentals must cease advertising as well.

Short-term rentals in condominium associations (defined as rentals of less than 30 days and referred to as condominium hotel operations) pose an added health risk to long-term residents of an association by introducing persons who have been traveling into the condominium's community. Recent travel history is one high-risk consideration that health professionals factor in to a diagnosis of COVID-19.

Keeping residents within a condominium community safe and healthy should be the top priority of a condominium board or management during this pandemic situation.

Until the prohibitions against short-term rentals are rescinded, no transient rental activity should take place.

And remember, if your condominium documents do not allow for short-term rentals within the association, then short-term rentals are ALWAYS prohibited, until such time that the documents are amended to allow for this activity.

This information is subject to change. The information contained herein is intended to provide general information and cannot be deemed to provide any specific advice. Readers are advised to seek legal advice or advice from a health care professional or assistance from other competent professionals to address their particular circumstances.