

2019 VISITOR PLANT INVENTORY



Tourism Research

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PREFACE

The 2019 Visitor Plant Inventory (VPI) report was produced by Kloninger & Sims Consulting LLC for the Hawai'i Tourism Authority (HTA).

As part of the Tourism Research program, HTA conducted a survey on statewide visitor accommodations in 2019. This report provides the results of this survey presenting statistics on the number of visitor units, island distribution, type of property and class of rooms. As in previous reports, island and district names were written in proper Hawaiian language orthography. However, individual property names were not written in the same manner unless the words were easily identifiable (i.e., island names).

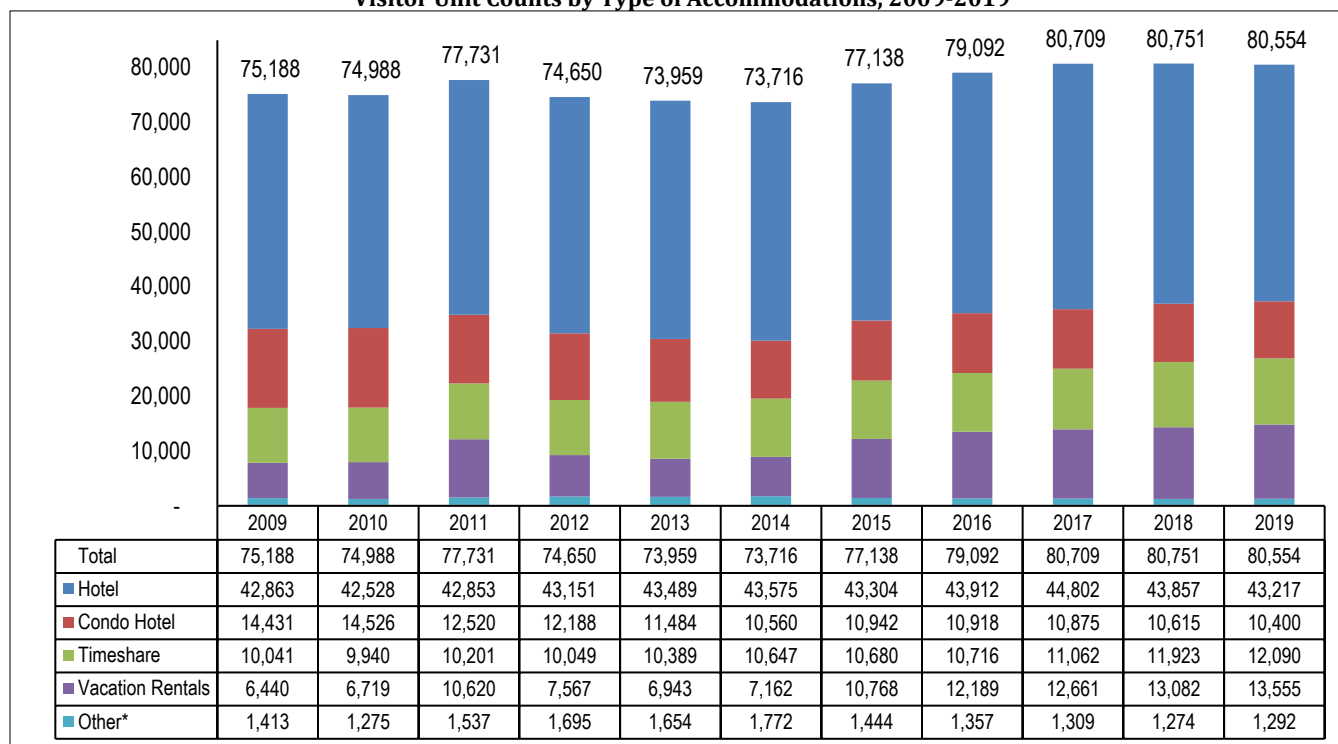
The Hawai'i Visitors and Convention Bureau (HVCB) first published the Visitor Plant Inventory in 1964 and every year thereafter, except 1995 and 1998. HVCB did not conduct a survey in 1995 and did not publish hard copies of the report in 1998. The Department of Business, Economic Development and Tourism (DBEDT) published the VPI reports annually from 1999 through 2008.

The 2019 Visitor Plant Inventory report is posted on the HTA website:
www.hawaiitourismauthority.org/research/visitor-plant-inventory/.

For further information, contact HTA at (808) 973-2255, www.hawaiitourismauthority.org.

Executive Summary

Visitor Unit Counts by Type of Accommodations, 2009-2019



*Other includes Apartment Hotels, B&Bs, Hostels, and Other units.

The number of visitor units in the State of Hawai'i decreased by 0.2 percent in 2019 for a total of 80,554 units.

A majority of the lodging supply in the state (53.6 percent) was made up of Hotel units (43,217 units), slightly lower (-1.5 percent) compared to 2018 due to several hotel closings for property renovations/redevelopment. Nearly two-thirds (62.6 percent) of all hotel rooms (27,060 rooms) were located on O'ahu.

Vacation Rental Units¹ accounted for 16.8 percent of all lodging units in 2019 (13,555 units), growing by 3.6 percent over 2018. Vacation Rental Units² include condominium units, houses, villas, cottages, and private and shared rooms.

The number of visitor units at Timeshare properties saw an increase in 2019, accounting for 12,090 units (+1.4 percent).

Condo Hotel units accounted for 10,400 visitor units in 2019. Condo Hotels consist of individually deeded condominium units but provide hotel-like services such as a front desk and often daily housekeeping service. The overall number of Condo Hotel units decreased by 2.0 percent. Most of the state's Condo Hotel supply was located on Maui (4,334) and O'ahu (3,956 units).

¹ Vacation Rental Units were referred to as Individual Vacation Units ("IVU") prior to the 2014 VPI.

² The VPI's definition of Vacation Rental Units is presented on page 49. VPI Vacation Rentals should not be equated with other definitions of transient vacation rental units as described by county-level ordinances.

Overview of Methodology

Visitor Plant Inventory & Individually Advertised Units in Hawai‘i Reports

Data Collection

The VPI data were gathered by surveying properties in the VPI database. Additional surveyed properties were identified using a variety of data sources.

The supplemental Individually Advertised Units data were based on a point-in-time data extraction from three vacation rental booking sites. The number of properties listed on these booking sites is highly fluid because a property can be listed or unlisted based on market changes or changes in ownership. In addition, this data collection method likely over-counts the number of Individually Advertised Units due to the practice of listing rentals on multiple booking sites and the use of these booking sites as a marketing channel for traditional visitor units such as hotel rooms and timeshare stays. An estimate of the number of Individually Advertised Vacation Rentals, net of duplication, is provided on page 70. It should be noted that this is only an estimate.

Terminology for Vacation Rental Units

There are different terms used in Hawai‘i to identify vacation rental units, including TVRs, TVUs, IVUs and VRUs. Several of these terms are defined by county-level ordinance. The VPI uses the term “Vacation Rental Units” or “VRUs” which is comprised of three different types of properties (VR-Condo, VR-House, and VR-Other) and should not be used interchangeably with other legally defined terms.

When to Use VPI vs. Individually Advertised Units data

The VPI provides data on the supply of visitor accommodations in the State of Hawai‘i **across all property types**, in a time series that dates back to 1965.

The Individually Advertised Units data provide supplemental information primarily on the evolving segment of vacation rentals, including important data on pricing and the geographical location of the vacation rental supply.

Visitor Plant Inventory

State of Hawai'i

The total number of units in the State of Hawai'i Visitor Plant Inventory for 2019 was 80,554 visitor units, 0.2 percent lower than in 2018. [Figure 2].

- Nearly half (48.7 percent) of the state's visitor units were located on O'ahu, with the majority of units located in Waikiki. Maui had the second most units (26.4 percent) followed by Hawai'i Island (13.0 percent) and Kaua'i (11.2 percent). Moloka'i and Lāna'i had the fewest lodging units and combined totaled less than one percent of all Hawai'i lodging units.
- A large majority of the lodging supply in the state was made up by Hotel units (53.6 percent). Vacation Rentals, Timeshares, and Condominium Hotels accounted for 16.8 percent, 15.0 percent, and 12.9 percent of all lodging units, respectively.

Figure 1: State of Hawai'i - Inventory by Island (Units)

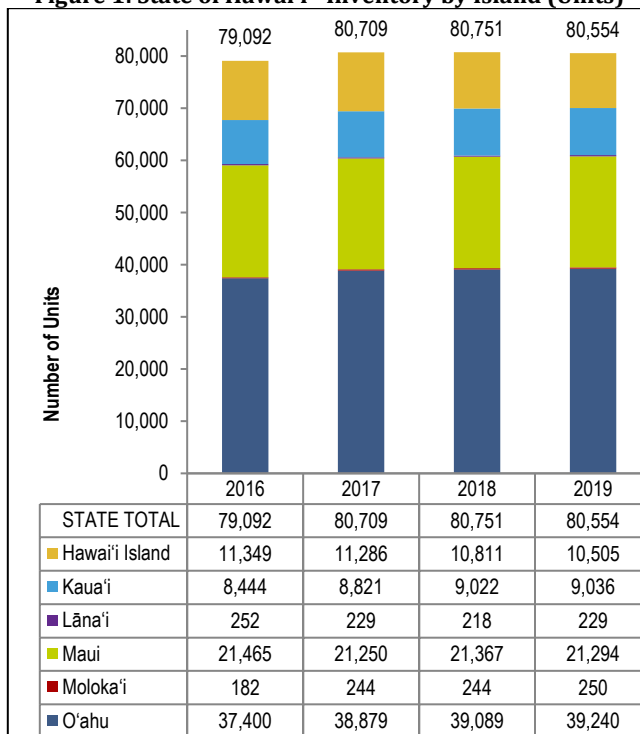


Figure 2: State of Hawai'i - Inventory by Unit Type

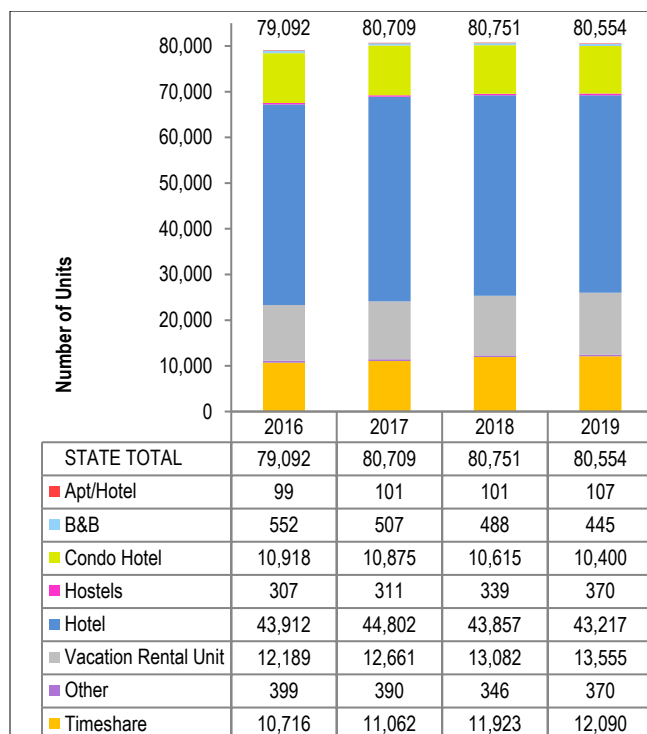


Figure 3: State of Hawai'i - Inventory by Island (Properties)

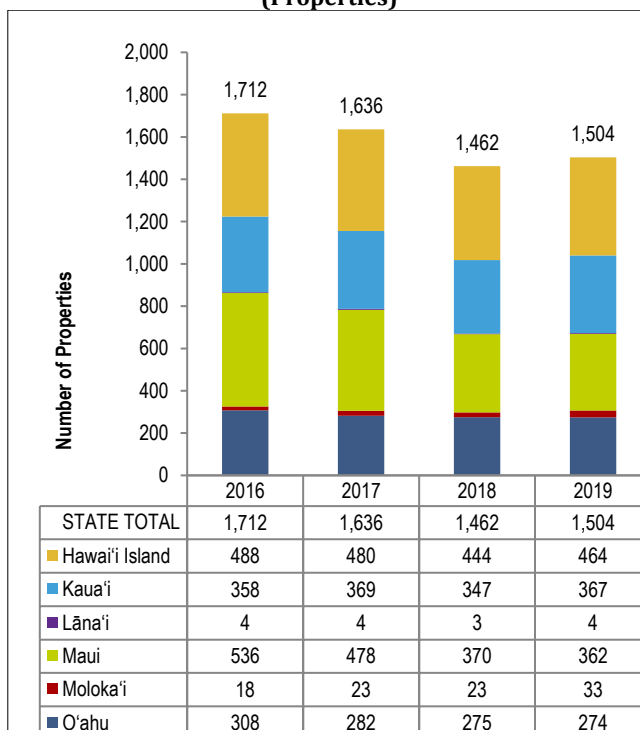


Figure 4: State of Hawai'i - Inventory by Property Type

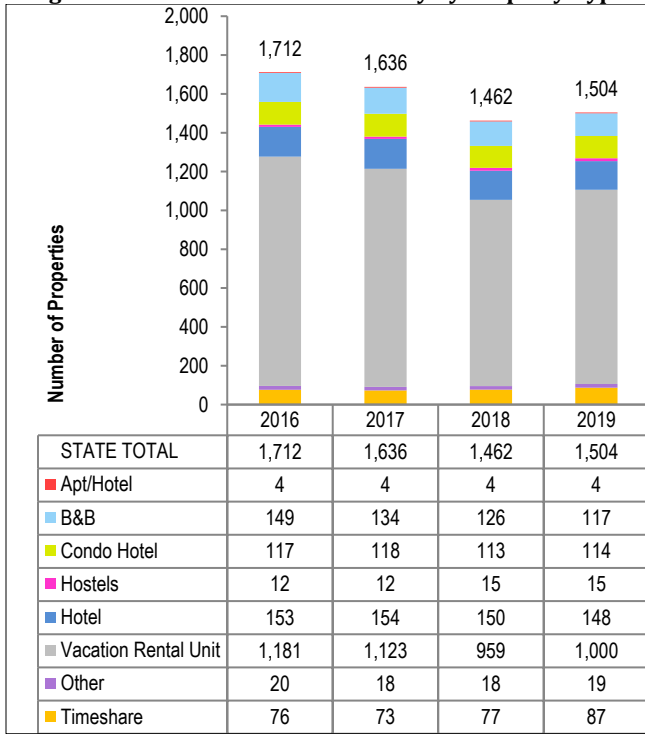
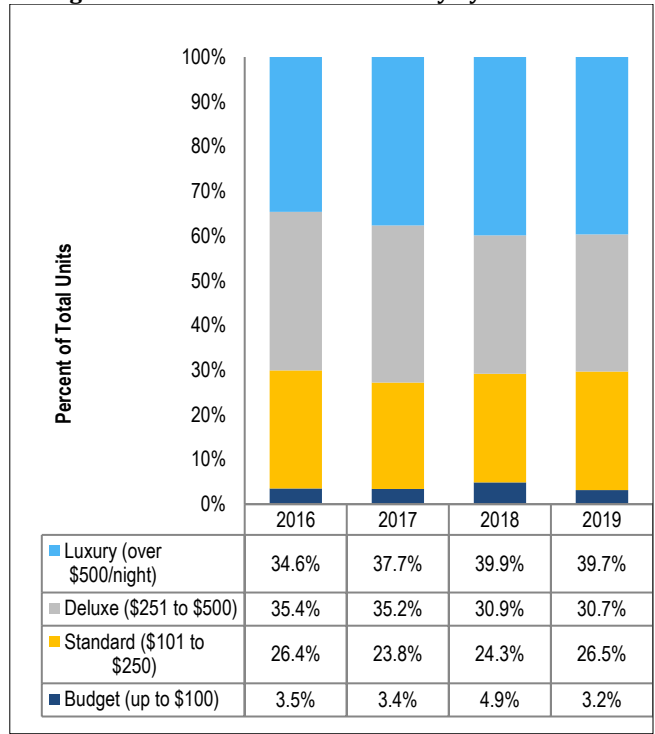


Figure 5: State of Hawai'i - Inventory by Price Class¹



¹Percentages reflect reporting units only.

Inventory by Island

Island of Hawai'i

The overall visitor unit count on Hawai'i Island decreased by 2.8 percent from 2018.

- Hotels continued to comprise the bulk of Hawai'i Island's visitor plant inventory (5,782 units) [Figure 6].
- In 2019, a higher proportion of visitor units were categorized in the Luxury category compared to previous years (30.7 percent).
- The 341-room hotel Mauna Lani Bay Hotel & Bungalows closed for renovations in late 2018 and remained closed during 2019.

Figure 6: Hawai'i Island - Inventory by Unit Type

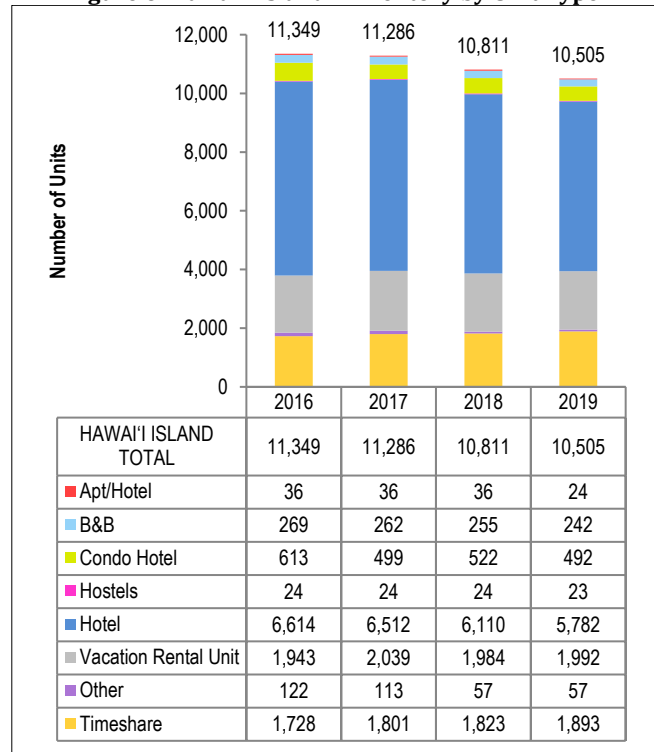


Figure 7: Hawai'i Island - Inventory by Property Type

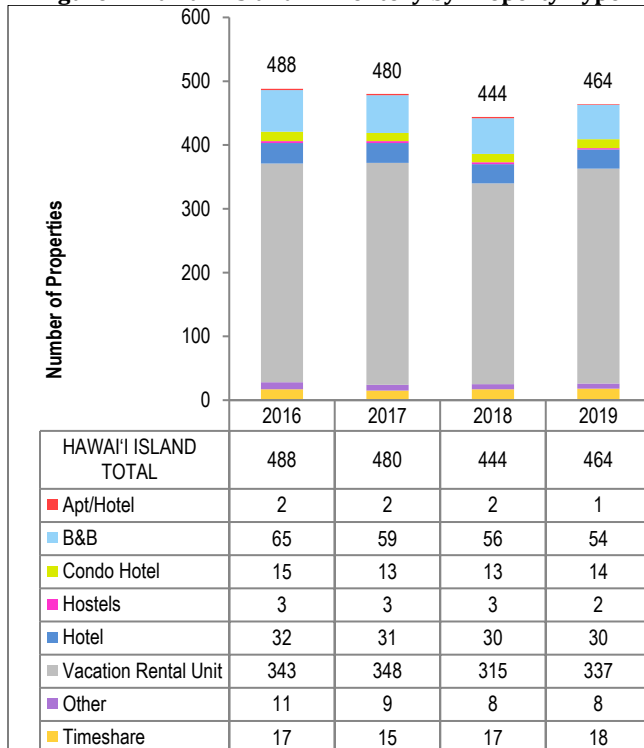
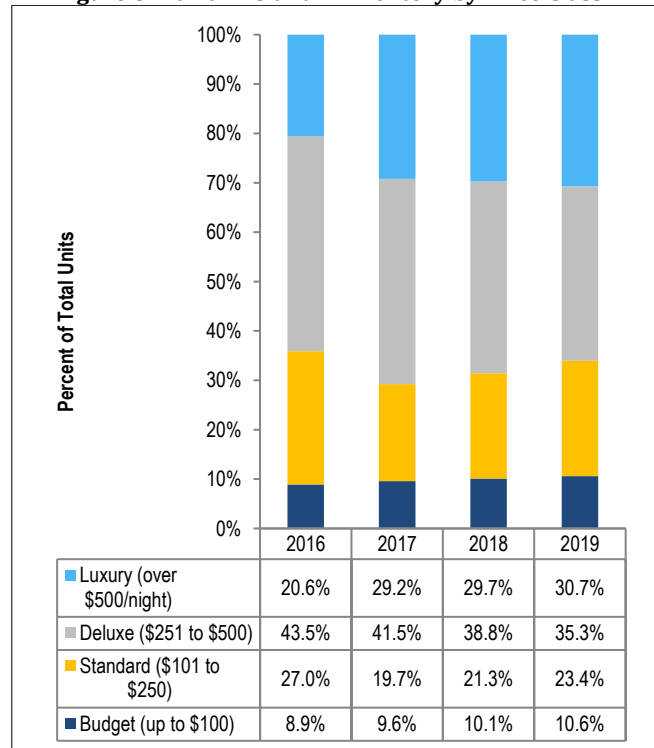


Figure 8: Hawai'i Island - Inventory by Price Class¹



¹Percentages reflect reporting units only.

Kaua'i

The number of visitor units on Kaua'i totaled 9,036 units, a 0.2 percent increase over the previous year.

- Hotel units made up the largest share of visitor units on Kaua'i (31.6 percent) followed by Timeshare units (30.5 percent).
- No Apartment Hotels or Hostels were reported on Kaua'i in recent years.
- The largest percentage of Kaua'i's visitor units continued to fall in the Luxury price class (41.8 percent) in 2019.

Figure 9: Kaua'i - Inventory by Unit Type

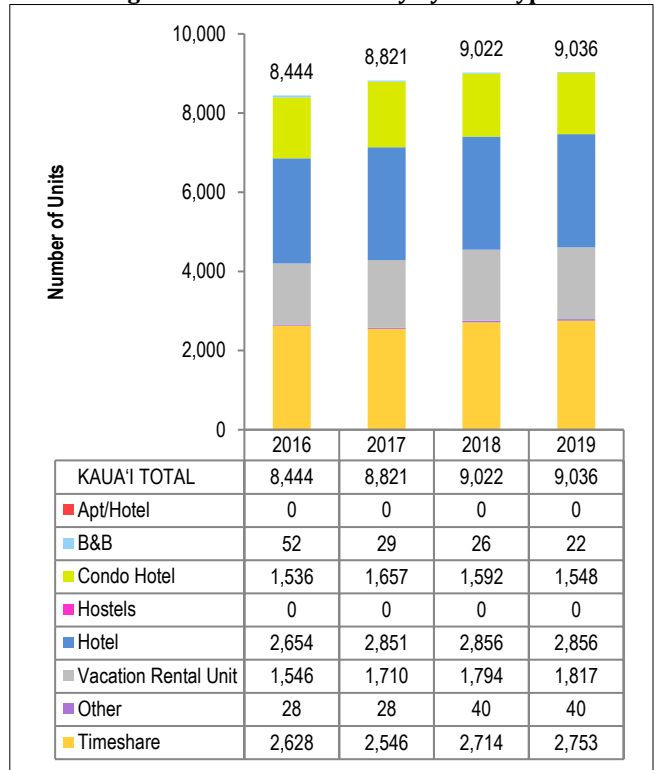


Figure 10: Kaua'i - Inventory by Property Type

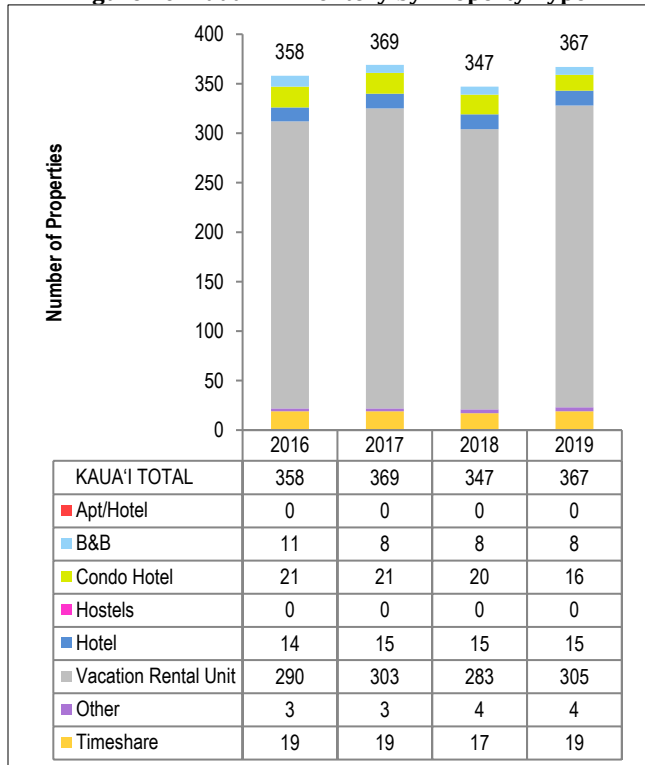
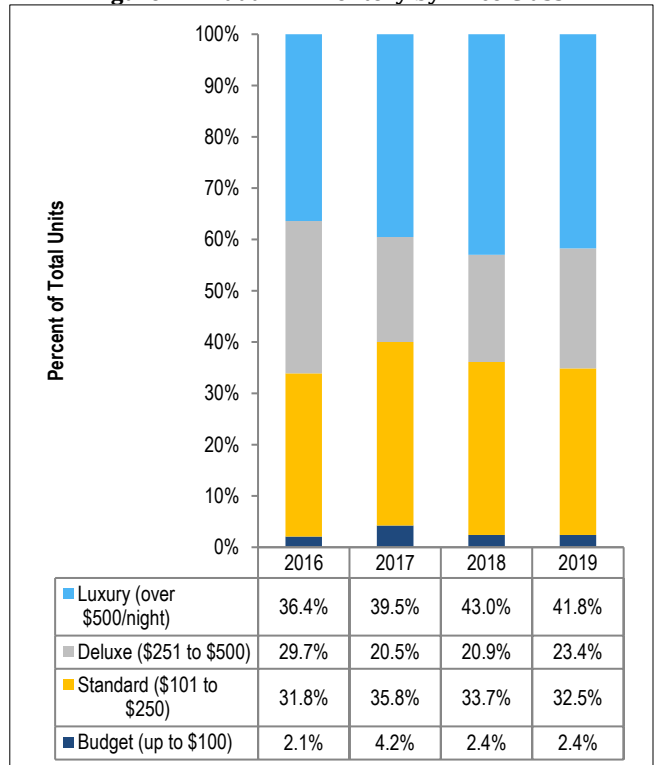


Figure 11: Kaua'i - Inventory by Price Class¹



¹Percentages reflect reporting units only.

Maui

The overall number of lodging units on Maui totaled 21,294 units, a slight decrease over the previous year (0.3 percent).

- Hotel rooms continued to account for the largest share of Maui’s visitor units in 2019, with about 34.3 percent of the supply. VRUs represented 27.0 percent of Maui’s visitor accommodation units in 2019, a slight decrease compared to previous years.
- The majority of Maui’s visitor units were in the Luxury and Deluxe price classes as the bulk of Maui’s visitor accommodation supply consists of high-end properties in the luxury regions of Wailea and Lahaina-Kā’anapali-Nāpili-Kapalua [Figure 14]. Luxury and Deluxe priced visitor units combined represented 81.1 percent of the supply.

Figure 12: Maui – Inventory by Unit Type

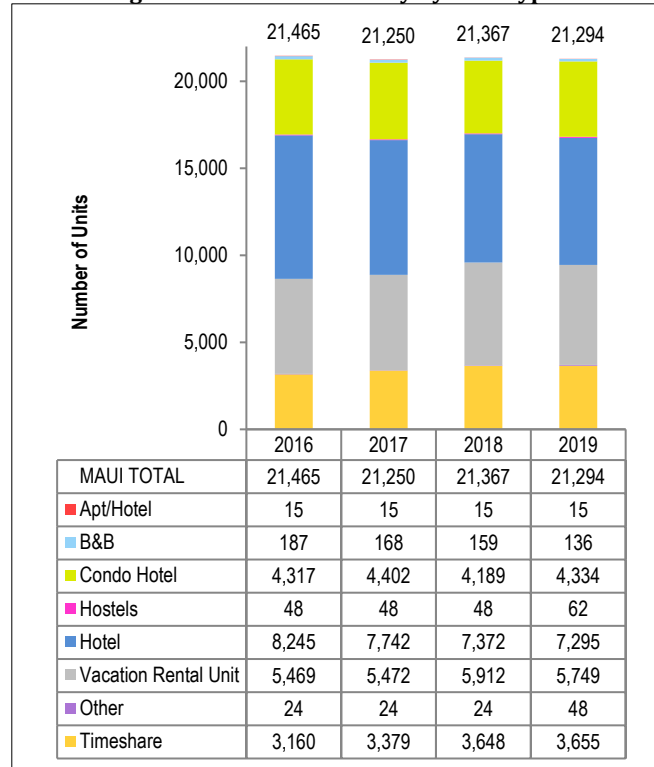


Figure 13: Maui – Inventory by Property Type

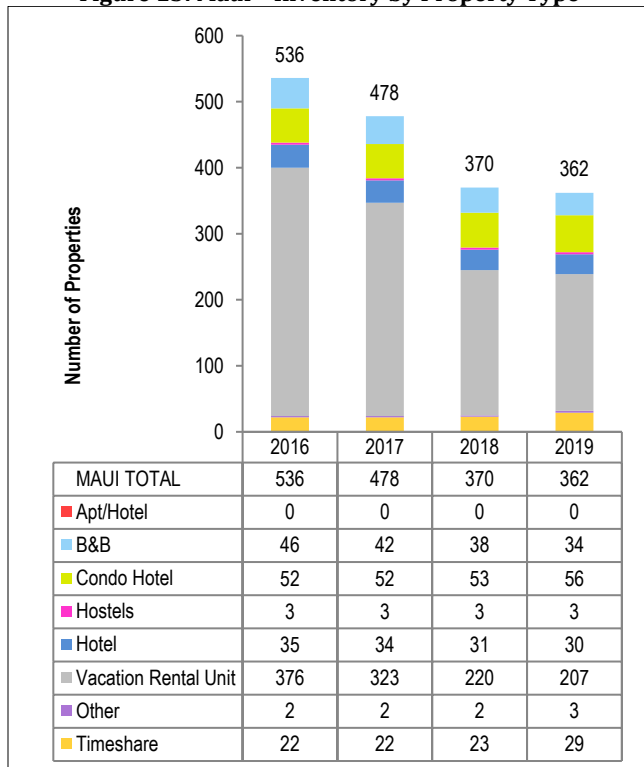
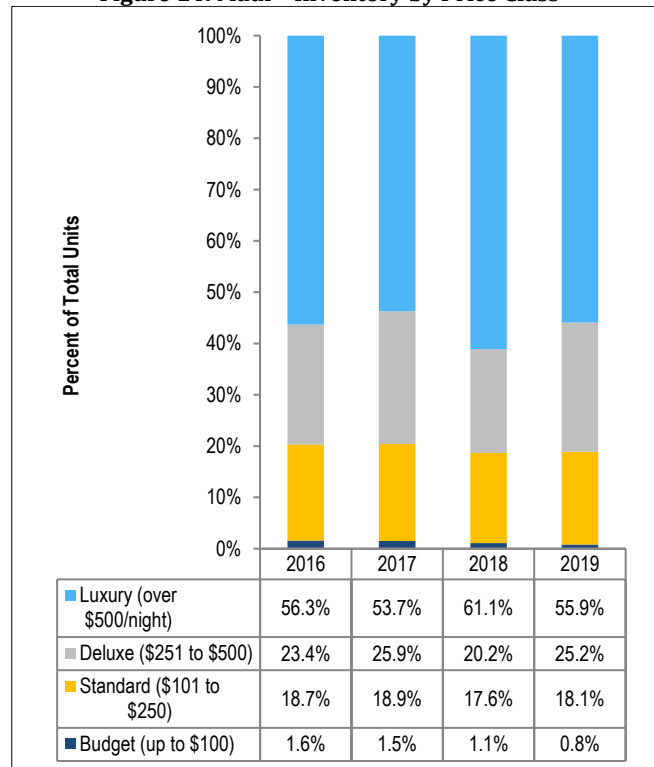


Figure 14: Maui – Inventory by Price Class¹



¹Percentages reflect reporting units only.

Moloka'i

The overall visitor unit count on Moloka'i increased slightly in 2019.

- There were no Hotels, Hostels or Apartment Hotels on Moloka'i in 2019 [Figure 16].
- In 2019, less than one percent of Moloka'i's visitor units fell within the Luxury price class. The majority of visitor units on Moloka'i were within the Standard price class category (93.5 percent) [Figure 17].

Figure 15: Moloka'i – Inventory by Unit Type

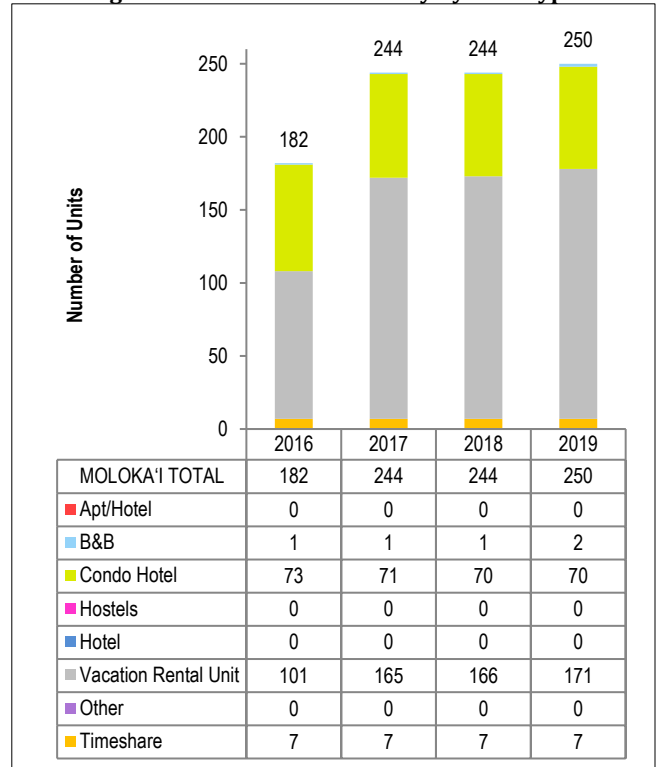


Figure 16: Moloka'i – Inventory by Property Type

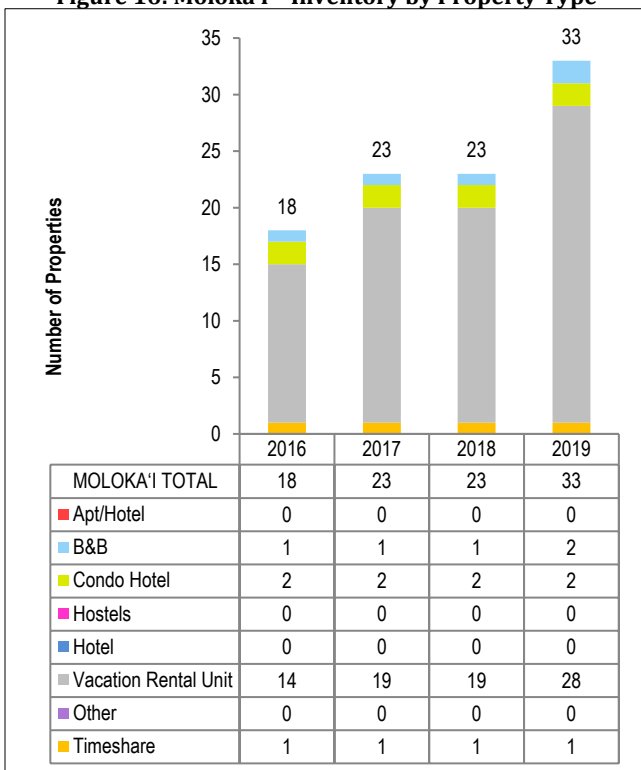
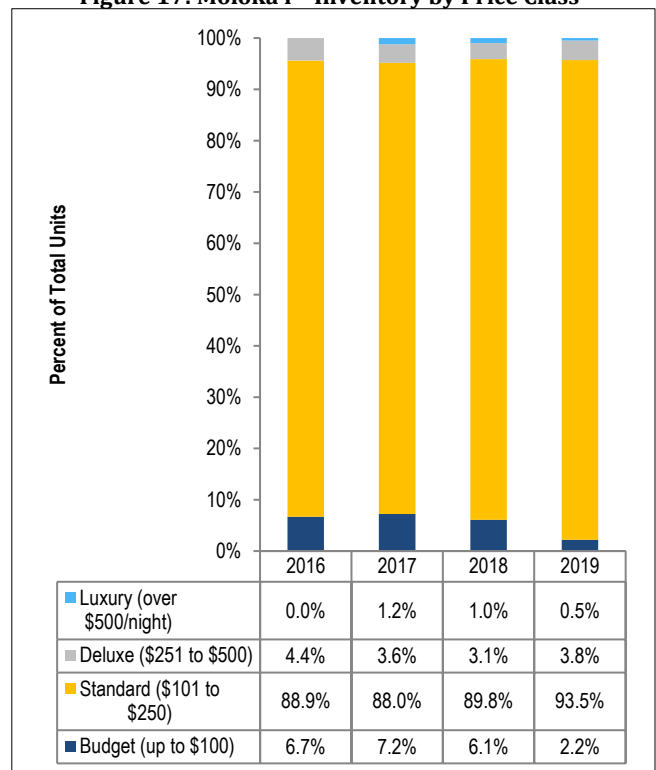


Figure 17: Moloka'i – Inventory by Price Class¹



¹Percentages reflect reporting units only.

Lānaʻi

Lānaʻi’s visitor supply was relatively stable in 2019, and dominated by two Four Seasons-branded hotels. Over the past few years, the two main hotels on the island have been closed for renovations.

- The 11-room property Hotel Lānaʻi reopened at the end of 2018 after completing renovations.
- Redevelopment of the The Four Seasons Resort Lodge at Kōʻele continued in 2019, and the property remains closed.
- Hotel units still comprised the majority of Lānaʻi’s lodging supply (97.8 percent). All other property types totaled only five units [Figure 18].
- Nearly all of Lānaʻi’s units fell within the Luxury price class category (93.4 percent) [Figure 20].

Figure 18: Lānaʻi – Inventory by Unit Type

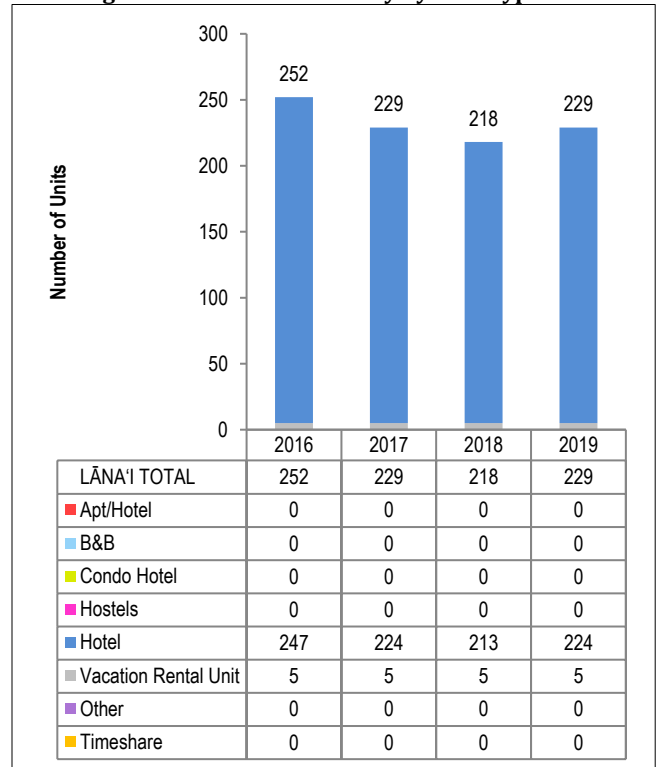


Figure 19: Lānaʻi – Inventory by Property Type

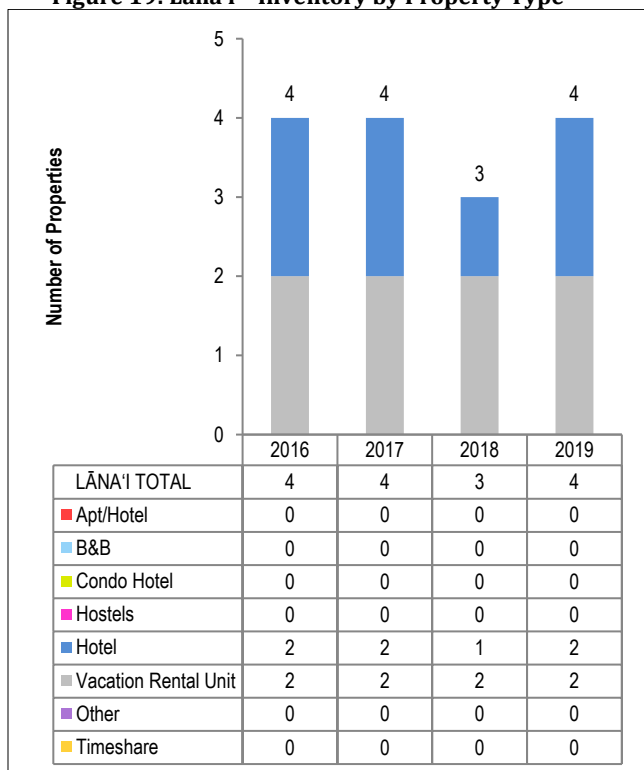
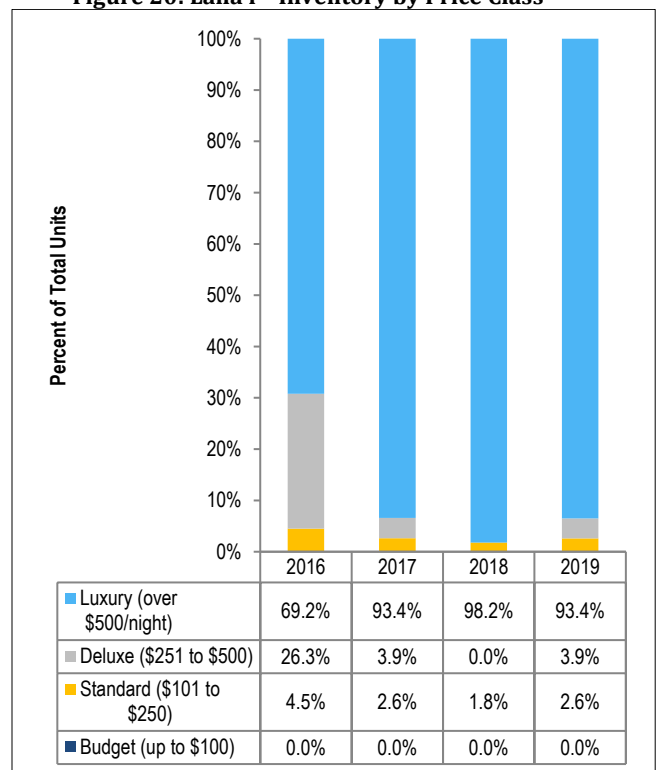


Figure 20: Lānaʻi – Inventory by Price Class¹



¹Percentages reflect reporting units only.

O'ahu

The number of visitor units on O'ahu was 39,240 in 2019, up 0.4 percent compared to 2018.

- Hotels continued to dominate O'ahu's overall supply in 2019, accounting for 69.0 percent of the island's supply.
- The decrease in hotel units on O'ahu was due to several properties closing for renovations, including:
 - The 71-room Aston Waikiki Beachside Hotel which remained closed for redevelopment during 2019. The property is planned to reopen as Hotel Espacio The Jewel of Waikiki in early 2020.
 - The 295-room Waikiki Parc Hotel which was also closed for renovations and rebranding during the year.

Figure 21: O'ahu - Inventory by Unit Type

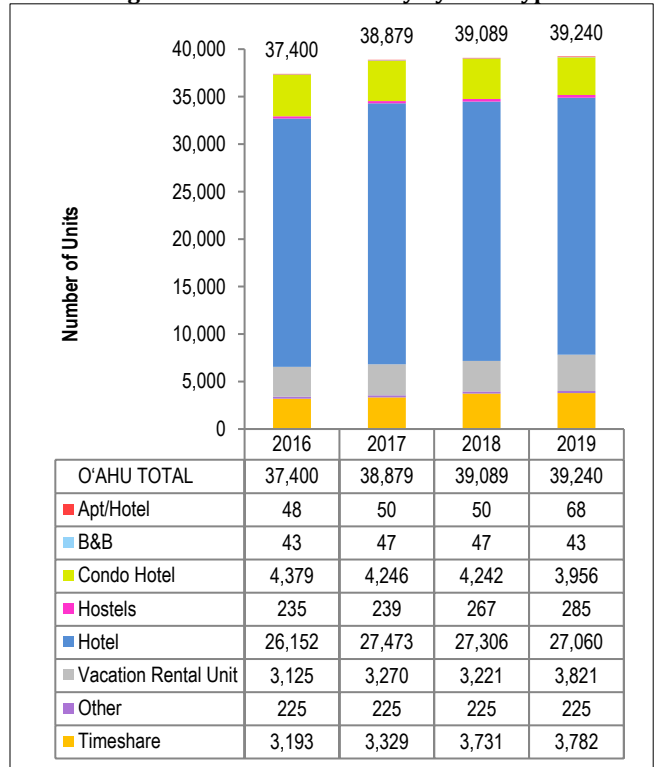


Figure 22: O'ahu - Inventory by Property Type

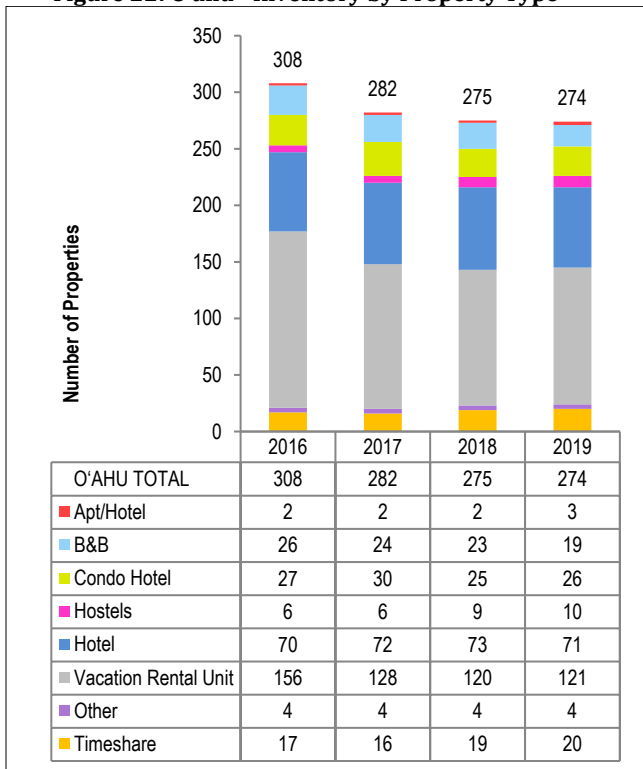
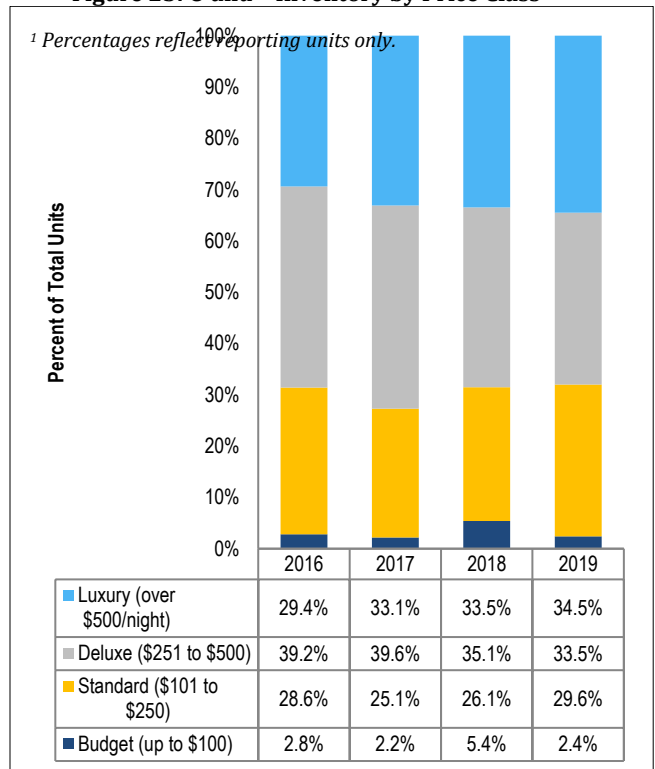


Figure 23: O'ahu - Inventory by Price Class¹

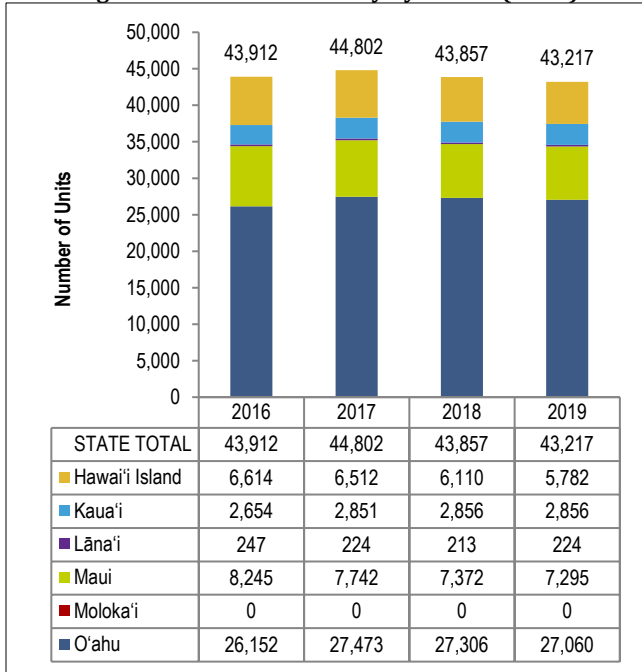


Inventory by Type

Hotels

Hotel units made up the largest share of all visitor units in the state, and O’ahu continues to supply the majority of these units (62.6 percent).

Figure 24: Hotel – Inventory by Island (Units)



Condominium Hotels

The statewide number of Condo Hotel units decreased to 10,400 (-2.0 percent). Condo Hotel units comprised 12.9 percent of statewide visitor units in 2019.

Figure 26: Condo Hotel – Inventory by Island (Units)

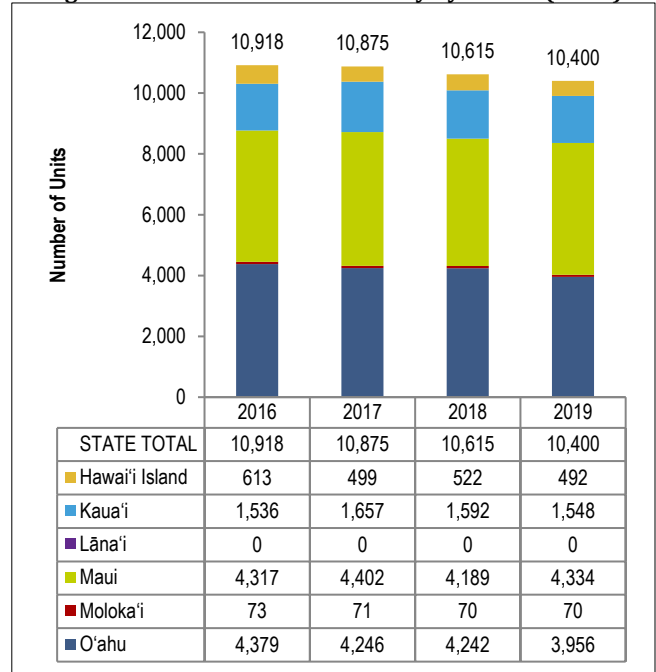


Figure 25: Hotel – Inventory by Island (Properties)

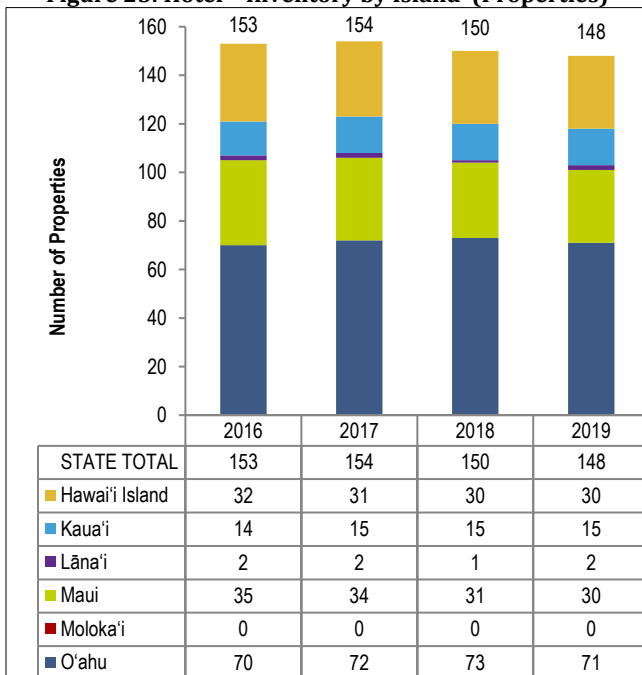
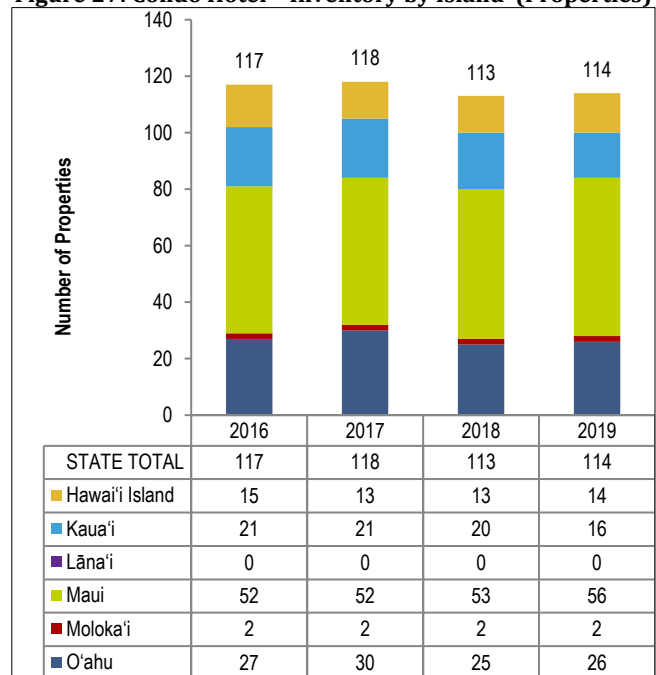


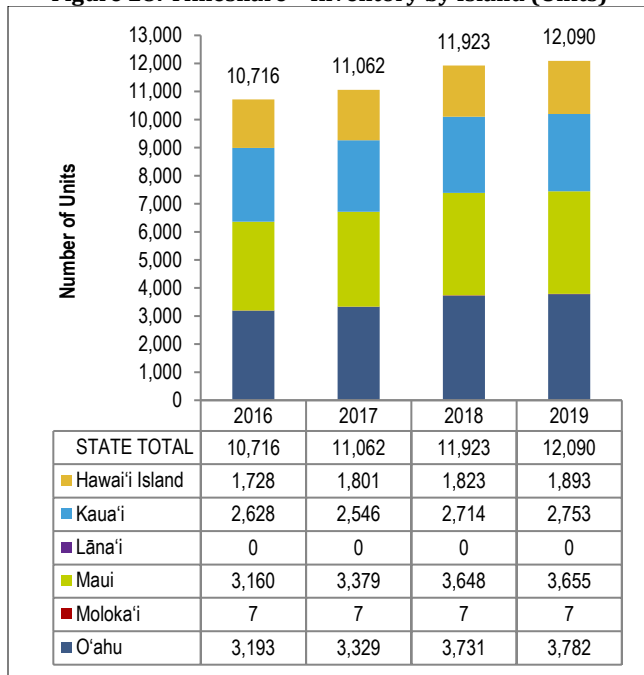
Figure 27: Condo Hotel – Inventory by Island (Properties)



Timeshares

The state's Timeshare supply increased to 12,090 units over the previous year (+1.4 percent). The largest share of units were located on O'ahu and Maui, with 31.3 and 30.2 percent of all units, respectively [Figure 28].

Figure 28: Timeshare – Inventory by Island (Units)



Bed & Breakfasts

The number of B&B units across the state decreased by 8.8 percent compared to 2018, mainly due to property closures and reclassification to other unit types.

Figure 30: B&B – Inventory by Island (Units)

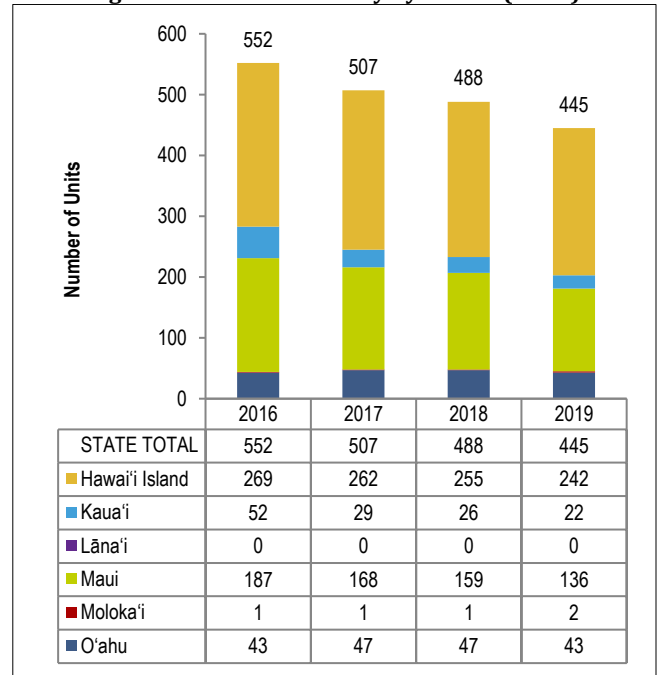


Figure 29: Timeshare – Inventory by Island (Properties)

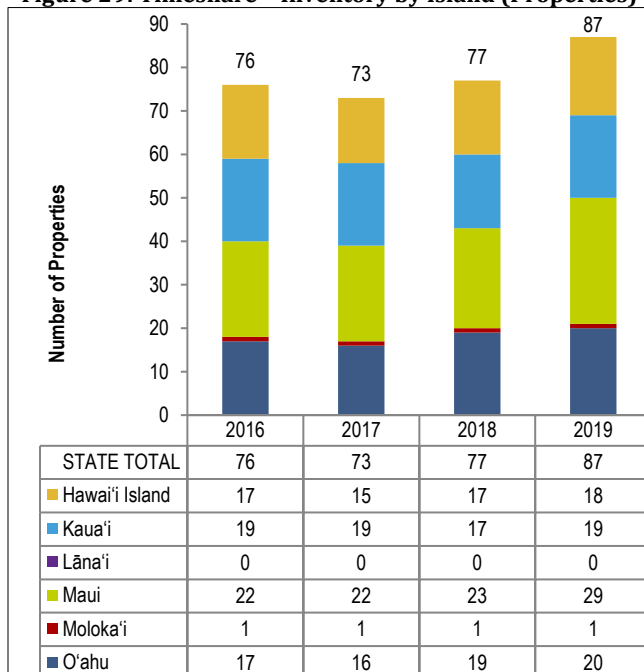
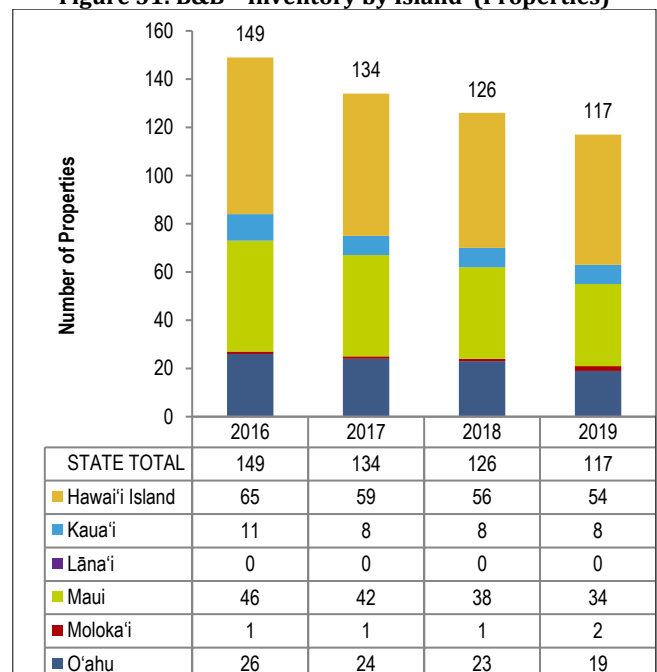


Figure 31: B&B – Inventory by Island (Properties)



Vacation Rental Units

The number of Vacation Rental Units (VRUs) in the state increased over the previous year (+3.6 percent). Maui had the largest inventory of VRUs with a 42.4 percent share of the state's total supply.

The majority of VRUs were represented by VR Condo units, representing 93.1 percent of all reported VRUs. These property and unit counts reflect the temporary closures on Kaua'i and the properties destroyed on Hawai'i Island.

Figure 32: Vacation Rentals – Inventory by Island (Units)

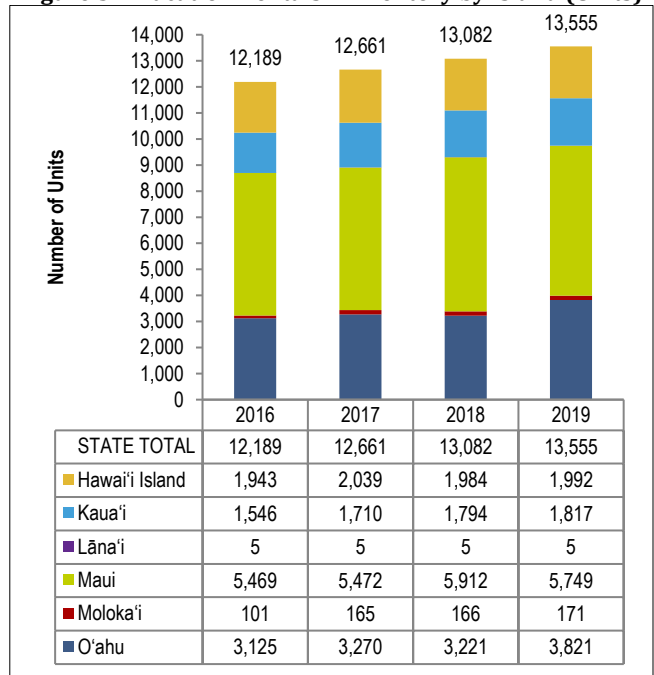


Figure 33: Vacation Rentals – Inventory by Island (Properties)

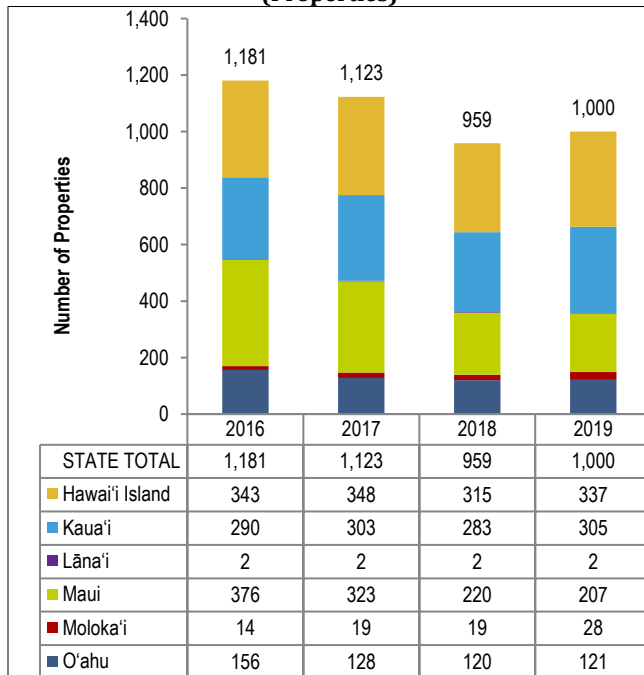
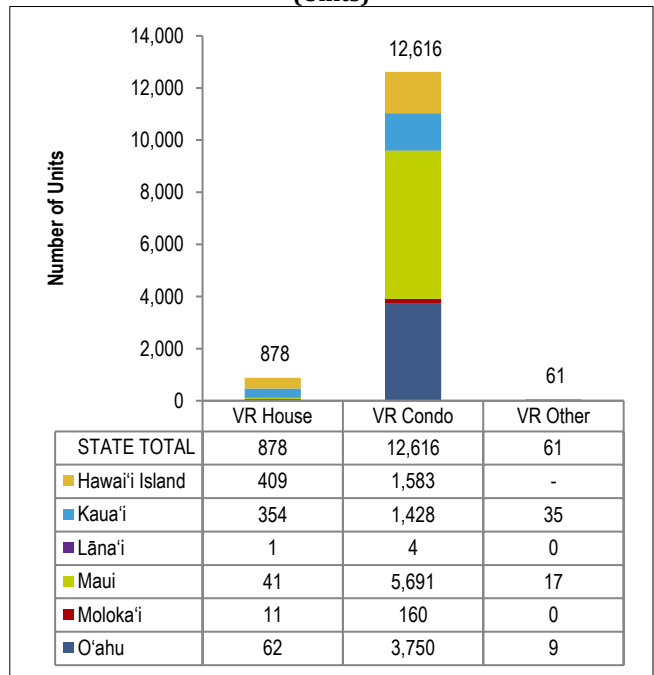


Figure 34: Vacation Rentals – Inventory by Island & Type (Units)



Apartment/Hotels

The overall state supply of Apartment Hotel units increased over the previous year (+5.9 percent).

Figure 35: Apartment/Hotel - Inventory by Island (Units)

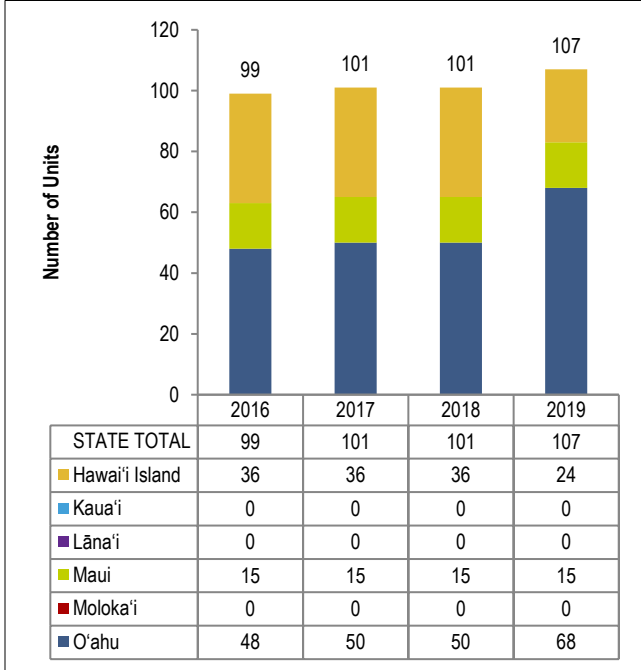
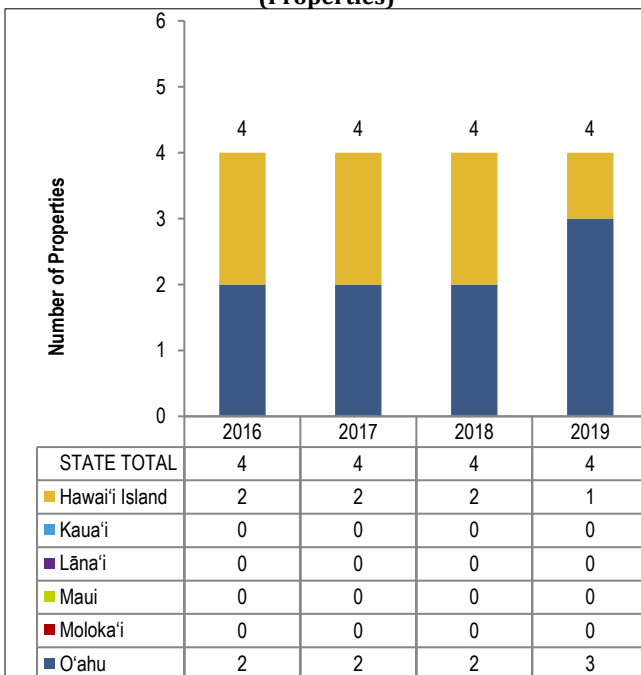


Figure 36: Apartment/Hotel - Inventory by Island (Properties)



Hostels

The overall number of Hostel properties in the State increased by 9.1 percent in 2019.

Figure 37: Hostel - Inventory by Island (Units)

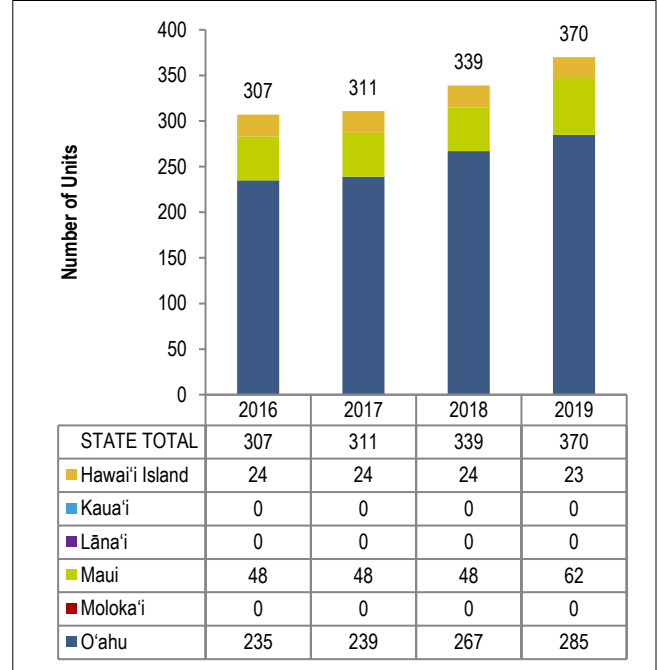
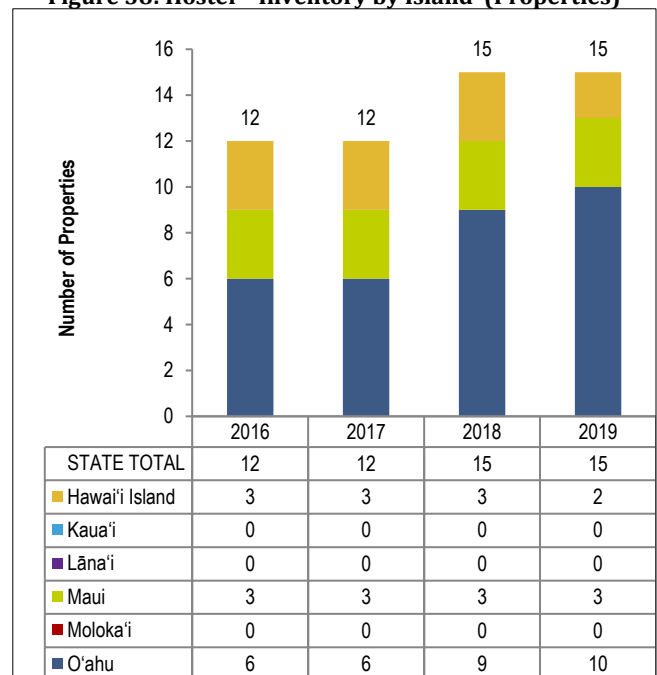


Figure 38: Hostel - Inventory by Island (Properties)



Other

The “Other” category, which includes lodges, inns, and other forms of accommodations, saw an increase in units in 2019 (+6.9 percent).

Figure 39: Other – Inventory by Island (Units)

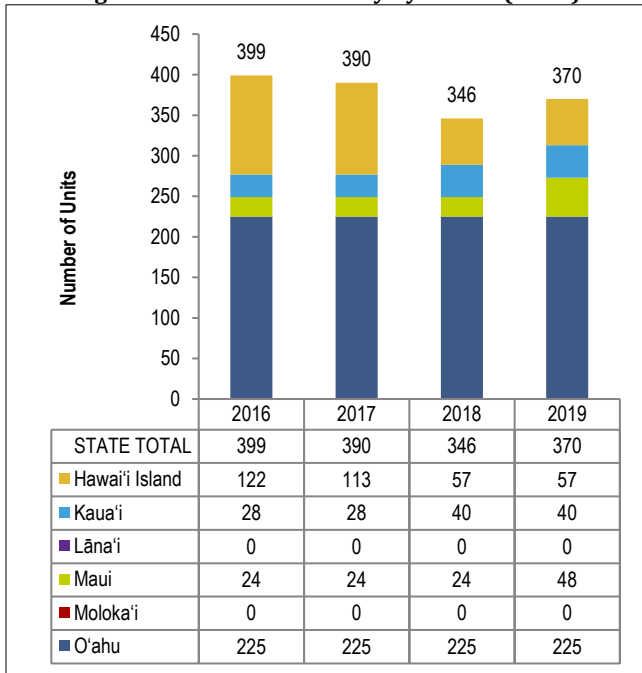
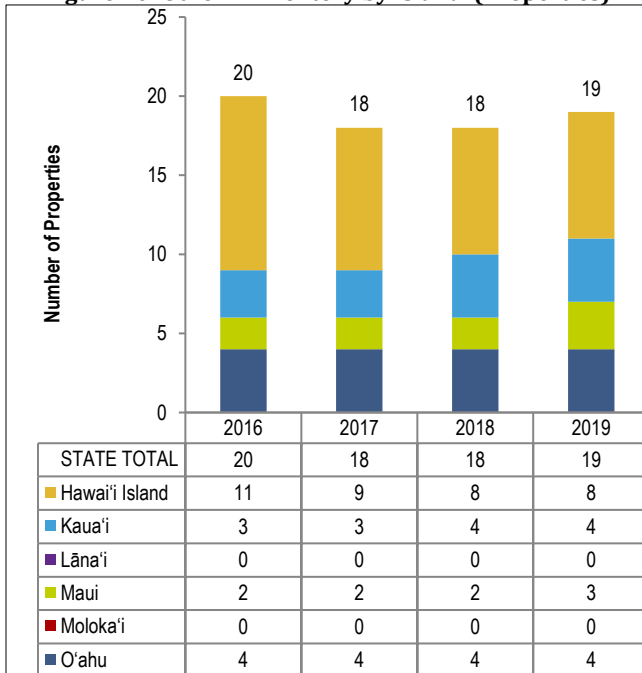


Figure 40: Other – Inventory by Island (Properties)



VISITOR PLANT INVENTORY TABLES

Table 1: Available Units by County, 1965 to 2019

YEAR	STATE TOTAL	% CHANGE	HAWAI'I ISLAND	% CHANGE	KAUA'I	% CHANGE	MAUI COUNTY	% CHANGE	O'AHU	% CHANGE
1965	12,903		865		776		1,231		10,031	
1966	14,827	14.9%	1,387	60.3%	860	10.8%	1,497	21.6%	11,083	10.5%
1967	17,217	16.1%	1,790	29.1%	1,115	29.7%	1,714	14.5%	12,598	13.7%
1968	18,657	8.4%	2,188	22.2%	1,260	13.0%	2,043	19.2%	13,166	4.5%
1969	22,801	22.2%	2,480	13.3%	1,914	51.9%	2,415	18.2%	15,992	21.5%
1970	26,923	18.1%	3,166	27.7%	2,565	34.0%	2,743	13.6%	18,449	15.4%
1971	32,289	19.9%	3,435	8.5%	2,628	2.5%	3,695	34.7%	22,531	22.1%
1972	35,797	10.9%	4,241	23.5%	2,719	3.5%	4,095	10.8%	24,742	9.8%
1973	36,608	2.3%	4,796	13.1%	2,629	-3.3%	4,075	-0.5%	25,108	1.5%
1974	38,675	5.6%	5,234	9.1%	2,868	9.1%	5,208	27.8%	25,365	1.0%
1975	39,632	2.5%	5,348	2.2%	3,102	8.2%	5,830	11.9%	25,352	-0.1%
1976	42,648	7.6%	6,045	13.0%	3,520	13.5%	7,232	24.0%	25,851	2.0%
1977	44,986	5.5%	5,929	-1.9%	3,657	3.9%	8,037	11.1%	27,363	5.8%
1978	47,070	4.6%	6,002	1.2%	3,786	3.5%	8,736	8.7%	28,546	4.3%
1979	49,832	5.9%	6,093	1.5%	4,202	11.0%	9,472	8.4%	30,065	5.3%
1980	54,246	8.9%	5,889	-3.3%	4,322	2.9%	9,701	2.4%	34,334	14.2%
1981	56,769	4.7%	6,705	13.9%	4,738	9.6%	11,359	17.1%	33,967	-1.1%
1982	57,968	2.1%	7,167	6.9%	5,147	8.6%	12,162	7.1%	33,492	-1.4%
1983	58,765	1.4%	7,469	4.2%	4,193	-18.5%	12,749	4.8%	34,354	2.6%
1984	62,448	6.3%	7,149	-4.3%	5,313	26.7%	13,138	3.1%	36,848	7.3%
1985	65,919	5.6%	7,511	5.1%	5,656	6.5%	14,152	7.7%	38,600	4.8%
1986	66,308	0.6%	7,280	-3.1%	5,922	4.7%	14,096	-0.4%	39,010	1.1%
1987	65,318	-1.5%	7,328	0.7%	5,956	0.6%	13,849	-1.8%	38,185	-2.1%
1988	69,012	5.7%	8,823	20.4%	7,180	20.6%	15,168	9.5%	37,841	-0.9%
1989	67,734	-1.9%	8,161	-7.5%	7,398	3.0%	15,708	3.6%	36,467	-3.6%
1990	71,266	5.2%	8,952	9.7%	7,546	2.0%	17,869	13.8%	36,899	1.2%
1991	72,275	1.4%	9,383	4.8%	7,567	0.3%	18,702	4.7%	36,623	-0.7%
1992	73,089	1.1%	9,170	-2.3%	7,778	2.8%	19,290	3.1%	36,851	0.6%
1993	69,502	-4.9%	9,140	-0.3%	4,631	-40.5%	19,127	-0.8%	36,604	-0.7%
1994	70,463	1.4%	9,595	5.0%	5,870	26.8%	18,804	-1.7%	36,194	-1.1%
1995										
1996	70,288	-0.2%	9,558	-0.4%	6,760	15.2%	17,824	-5.2%	36,146	-0.1%
1997	71,025	1.0%	9,913	3.7%	6,589	-2.5%	18,552	4.1%	35,971	-0.5%
1998	71,480	0.6%	9,655	-2.6%	6,969	5.8%	18,650	0.5%	36,206	0.7%
1999	71,157	-0.5%	9,815	1.7%	6,872	-1.4%	18,609	-0.2%	35,861	-1.0%
2000	71,506	0.5%	9,774	-0.4%	7,159	4.2%	18,270	-1.8%	36,303	1.2%
2001	72,204	1.0%	9,944	1.7%	7,202	0.6%	18,234	-0.2%	36,824	1.4%
2002	70,783	-2.0%	9,297	-6.5%	7,037	-2.3%	17,992	-1.3%	36,457	-1.0%
2003	70,579	-0.3%	9,478	1.9%	7,257	3.1%	18,303	1.7%	35,541	-2.5%
2004	72,176	2.3%	9,857	4.0%	8,105	11.7%	18,445	0.8%	35,769	0.6%
2005	72,307	0.2%	10,940	11.0%	8,221	1.4%	19,220	4.2%	33,926	-5.2%
2006	72,274	0.0%	10,831	-1.0%	8,266	0.5%	19,571	1.8%	33,606	-0.9%
2007	73,220	1.3%	11,061	2.1%	8,692	5.2%	19,879	1.6%	33,588	-0.1%
2008	74,177	1.3%	11,240	1.6%	9,203	5.9%	19,653	-1.1%	34,081	1.5%
2009	75,198	1.4%	11,541	2.7%	9,469	2.9%	20,161	2.6%	34,027	-0.2%
2010	74,988	-0.3%	11,479	-0.5%	9,344	-1.3%	20,383	1.1%	33,782	-0.7%
2011	77,731	3.7%	11,113	-3.2%	9,872	5.7%	21,745	6.7%	35,001	3.6%
2012	74,650	-4.0%	10,594	-4.7%	8,289	-16.0%	20,441	-6.0%	35,326	0.9%
2013	73,959	-0.9%	10,903	2.9%	8,675	4.7%	18,691	-8.6%	35,690	1.0%
2014	73,716	-0.3%	10,666	-2.2%	8,492	-2.1%	18,694	0.0%	35,864	0.5%
2015	77,138	4.6%	11,085	3.9%	8,582	1.1%	21,413	14.5%	36,058	0.5%
2016	79,092	2.5%	11,349	2.4%	8,444	-1.6%	21,899	2.3%	37,400	3.7%
2017	80,709	2.0%	11,286	-0.6%	8,821	4.5%	21,723	-0.8%	38,879	4.0%
2018	80,751	0.1%	10,811	-4.2%	9,022	2.3%	21,829	0.5%	39,089	0.5%
2019	80,554	-0.2%	10,505	-2.8%	9,036	0.2%	21,773	-0.3%	39,240	0.4%

Table 2: Inventory by Island and Property Type

ISLAND	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
HAWAII ISLAND	Apartment/ Hotel	1	2	-1
	Bed & Breakfast	54	56	-2
	Condominium Hotel	14	13	1
	Hostel	2	3	-1
	Hotel	30	30	0
	Vacation Rental Unit	337	315	22
	Timeshare	18	17	1
	Other	8	8	0
	Total	464	444	20
KAUAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	8	8	0
	Condominium Hotel	16	20	-4
	Hostel	0	0	0
	Hotel	15	15	0
	Vacation Rental Unit	305	283	22
	Timeshare	19	17	2
	Other	4	4	0
	Total	367	347	20
MAUI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	34	38	-4
	Condominium Hotel	56	53	3
	Hostel	3	3	0
	Hotel	30	31	-1
	Vacation Rental Unit	207	220	-13
	Timeshare	29	23	6
	Other	3	2	1
	Total	362	370	-8
MOLOKAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	2	1	1
	Condominium Hotel	2	2	0
	Hostel	0	0	0
	Hotel	0	0	0
	Vacation Rental Unit	28	19	9
	Timeshare	1	1	0
	Other	0	0	0
	Total	33	23	10
LANAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	0	0	0
	Condominium Hotel	0	0	0
	Hostel	0	0	0
	Hotel	2	1	1
	Vacation Rental Unit	2	2	0
	Timeshare	0	0	0
	Other	0	0	0
	Total	4	3	1

Table 2: Inventory by Island and Property Type (Continued)

ISLAND	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
O'AHU	Apartment/ Hotel	3	2	1
	Bed & Breakfast	19	23	-4
	Condominium Hotel	26	25	1
	Hostel	10	9	1
	Hotel	71	73	-2
	Vacation Rental Unit	121	120	1
	Timeshare	20	19	1
	Other	4	4	0
	Total	274	275	-1
STATEWIDE	Apartment/ Hotel	4	4	0
	Bed & Breakfast	117	126	-9
	Condominium Hotel	114	113	1
	Hostel	15	15	0
	Hotel	148	150	-2
	Vacation Rental Unit	1,000	959	41
	Timeshare	87	77	10
	Other	19	18	1
	State Total	1,504	1,462	42

Table 3: Inventory by Island and Unit Type

ISLAND	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
HAWAII ISLAND	Apartment/ Hotel	24	36	-12
	Bed & Breakfast	242	255	-13
	Condominium Hotel	492	522	-30
	Hostel	23	24	-1
	Hotel	5,782	6,110	-328
	Vacation Rental Unit	1,992	1,984	8
	Timeshare	1,893	1,823	70
	Other	57	57	0
	Total	10,505	10,811	-306
KAUAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	22	26	-4
	Condominium Hotel	1,548	1,592	-44
	Hostel	0	0	0
	Hotel	2,856	2,856	0
	Vacation Rental Unit	1,817	1,794	23
	Timeshare	2,753	2,714	39
	Other	40	40	0
	Total	9,036	9,022	14
MAUI	Apartment/ Hotel	15	15	0
	Bed & Breakfast	136	159	-23
	Condominium Hotel	4,334	4,189	145
	Hostel	62	48	14
	Hotel	7,295	7,372	-77
	Vacation Rental Unit	5,749	5,912	-163
	Timeshare	3,655	3,648	7
	Other	48	24	24
	Total	21,294	21,367	-73
MOLOKAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	2	1	1
	Condominium Hotel	70	70	0
	Hostel	0	0	0
	Hotel	0	0	0
	Vacation Rental Unit	171	166	5
	Timeshare	7	7	0
	Other	0	0	0
	Total	250	244	6
LANAI	Apartment/ Hotel	0	0	0
	Bed & Breakfast	0	0	0
	Condominium Hotel	0	0	0
	Hostel	0	0	0
	Hotel	224	213	11
	Vacation Rental Unit	5	5	0
	Timeshare	0	0	0
	Other	0	0	0
	Total	229	218	11

Table 3: Inventory by Island and Unit Type (Continued)

ISLAND	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
O'AHU	Apartment/ Hotel	68	50	18
	Bed & Breakfast	43	47	-4
	Condominium Hotel	3,956	4,242	-286
	Hostel	285	267	18
	Hotel	27,060	27,306	-246
	Vacation Rental Unit	3,821	3,221	600
	Timeshare	3,782	3,731	51
	Other	225	225	0
	Total	39,240	39,089	151
STATEWIDE	Apartment/ Hotel	107	101	6
	Bed & Breakfast	445	488	-43
	Condominium Hotel	10,400	10,615	-215
	Hostel	370	339	31
	Hotel	43,217	43,857	-640
	Vacation Rental Unit	13,555	13,082	473
	Timeshare	12,090	11,923	167
	Other	370	346	24
	State Total	80,554	80,751	-197

Table 4: Inventory by Area and Property Type

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
HAWAI'I ISLAND	Hilo/Honoka'a	Apartment/ Hotel	1	1	0
		Bed & Breakfast	17	17	0
		Condominium Hotel	1	1	0
		Hostel	0	0	0
		Hotel	7	7	0
		Vacation Rental Unit	55	59	-4
		Timeshare	0	0	0
		Other	1	1	0
		Total	82	86	-4
	Kohala/Waimea/Kawaihae	Apartment/ Hotel	0	0	0
		Bed & Breakfast	5	5	0
		Condominium Hotel	6	6	0
		Hostel	0	0	0
		Hotel	9	10	-1
		Vacation Rental Unit	67	65	2
		Timeshare	6	5	1
		Other	2	2	0
		Total	95	93	2
	Kona	Apartment/ Hotel	0	0	0
		Bed & Breakfast	20	20	0
		Condominium Hotel	7	6	1
		Hostel	1	1	0
		Hotel	10	10	0
		Vacation Rental Unit	198	175	23
		Timeshare	12	12	0
		Other	1	1	0
		Total	249	225	24
	Nā'ālehu/Ka'ū	Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	0	0	0
		Hostel	0	1	-1
		Hotel	0	0	0
		Vacation Rental Unit	2	2	0
		Timeshare	0	0	0
		Other	1	1	0
		Total	5	6	-1
	Volcano Area	Apartment/ Hotel	0	1	-1
		Bed & Breakfast	10	12	-2
		Condominium Hotel	0	0	0
		Hostel	1	1	0
		Hotel	4	3	1
		Vacation Rental Unit	15	14	1
		Timeshare	0	0	0
		Other	3	3	0
		Total	33	34	-1
HAWAI'I ISLAND TOTAL			464	444	20

Table 4: Inventory by Area and Property Type (Continued)

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
KAUA'I	Kalāheo/Waimea	Apartment/ Hotel	0	0	0
		Bed & Breakfast	3	3	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	1	1	0
		Vacation Rental Unit	17	14	3
		Timeshare	0	0	0
		Other	2	2	0
		Total	23	20	3
Līhu'e		Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	3	2	1
		Hostel	0	0	0
		Hotel	5	5	0
		Vacation Rental Unit	4	4	0
		Timeshare	2	2	0
		Other	1	1	0
		Total	15	14	1
Po'ipū/Kukui'ula		Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	5	9	-4
		Hostel	0	0	0
		Hotel	4	4	0
		Vacation Rental Unit	130	116	14
		Timeshare	4	3	1
		Other	0	0	0
		Total	145	134	11
Princeville/Hanalei		Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	0	1	-1
		Hostel	0	0	0
		Hotel	1	1	0
		Vacation Rental Unit	129	130	-1
		Timeshare	9	8	1
		Other	1	1	0
		Total	142	143	-1
Wailua/Kapa'a		Apartment/ Hotel	0	0	0
		Bed & Breakfast	1	1	0
		Condominium Hotel	8	8	0
		Hostel	0	0	0
		Hotel	4	4	0
		Vacation Rental Unit	25	19	6
		Timeshare	4	4	0
		Other	0	0	0
		Total	42	36	6
KAUA'I TOTAL			367	347	20

Table 4: Inventory by Area and Property Type (Continued)

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
MAUI	Hāna Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	1	1	0
		Condominium Hotel	1	1	0
		Hostel	0	0	0
		Hotel	1	1	0
		Vacation Rental Unit	8	6	2
		Timeshare	0	0	0
		Other	1	1	0
		Total	12	10	2
			Kahului/Wailuku	Apartment/ Hotel	0
Bed & Breakfast	4			5	-1
Condominium Hotel	0			0	0
Hostel	2			3	-1
Hotel	5			5	0
Vacation Rental Unit	9			4	5
Timeshare	0			0	0
Other	0			0	0
Total	20			17	3
	Kula/Makawao			Apartment/ Hotel	0
		Bed & Breakfast	12	13	-1
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	2	3	-1
		Vacation Rental Unit	6	2	4
		Timeshare	0	0	0
		Other	1	0	1
		Total	21	18	3
			Lahaina/Kā'anapali/ Nāpili/Kapalua	Apartment/ Hotel	0
Bed & Breakfast	6			7	-1
Condominium Hotel	33			30	3
Hostel	1			0	1
Hotel	12			12	0
Vacation Rental Unit	74			98	-24
Timeshare	19			15	4
Other	1			1	0
Total	146			163	-17
	Mā'alaea			Apartment/ Hotel	0
		Bed & Breakfast	1	1	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	0	0	0
		Vacation Rental Unit	5	4	1
		Timeshare	0	0	0
		Other	0	0	0
		Total	6	5	1

Table 4: Inventory by Area and Property Type (Continued)

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
	Wailea/Kihei Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	10	11	-1
		Condominium Hotel	22	22	0
		Hostel	0	0	0
		Hotel	10	10	0
		Vacation Rental Unit	105	106	-1
		Timeshare	10	8	2
		Other	0	0	0
		Total	157	157	0
MAUI TOTAL			362	370	-8

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
MOLOKA'I		Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	1	1
		Condominium Hotel	2	2	0
		Hostel	0	0	0
		Hotel	0	0	0
		Vacation Rental Unit	28	19	9
		Timeshare	1	1	0
		Other	0	0	0
		Total	33	23	10
MOLOKA'I TOTAL			33	23	10

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
LĀNA'I		Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	2	1	1
		Vacation Rental Unit	2	2	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	4	3	1
LĀNA'I TOTAL			4	3	1

Table 4: Inventory by Area and Property Type (Continued)

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
O'AHU	Airport Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	5	5	0
		Vacation Rental Unit	0	0	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	5	5	0
	Ala Moana Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	1	1	0
		Hostel	1	1	0
		Hotel	1	1	0
		Vacation Rental Unit	2	2	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	5	5	0
	Leeward/Mākaha Side	Apartment/ Hotel	1	1	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	2	2	0
		Hostel	0	0	0
		Hotel	3	3	0
		Vacation Rental Unit	10	9	1
		Timeshare	3	3	0
		Other	0	0	0
		Total	21	20	1
	North Shore	Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	1	-1
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	3	3	0
		Vacation Rental Unit	27	32	-5
		Timeshare	0	0	0
		Other	0	0	0
		Total	30	36	-6
	Other Honolulu	Apartment/ Hotel	0	0	0
		Bed & Breakfast	1	1	0
		Condominium Hotel	1	1	0
		Hostel	1	1	0
		Hotel	2	2	0
		Vacation Rental Unit	3	3	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	8	8	0

Table 4: Inventory by Area and Property Type (Continued)

ISLAND	AREA	TYPE	2019 PROPERTIES	2018 PROPERTIES	CHANGE FROM 2018
	Waikīkī/Honolulu	Apartment/ Hotel	2	1	1
		Bed & Breakfast	3	3	0
		Condominium Hotel	22	21	1
		Hostel	7	6	1
		Hotel	55	57	-2
		Vacation Rental Unit	57	53	4
		Timeshare	17	16	1
		Other	0	0	0
		Total	163	157	6
	Windward Side	Apartment/ Hotel	0	0	0
		Bed & Breakfast	13	16	-3
		Condominium Hotel	0	0	0
		Hostel	1	1	0
		Hotel	2	2	0
		Vacation Rental Unit	22	21	1
		Timeshare	0	0	0
		Other	4	4	0
		Total	42	44	-2
O'AHU TOTAL			274	275	-1

Table 5: Inventory by Area and Unit Type

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
HAWAI'I ISLAND	Hilo/Honoka'a	Apartment/ Hotel	24	24	0
		Bed & Breakfast	69	74	-5
		Condominium Hotel	50	50	0
		Hostel	16	16	0
		Hotel	928	928	0
		Vacation Rental Unit	76	72	4
		Timeshare	0	0	0
		Other	9	9	0
		Total	1,172	1,173	-1
	Kohala/Waimea/Kawaihae	Apartment/ Hotel	0	0	0
		Bed & Breakfast	46	46	0
		Condominium Hotel	197	227	-30
		Hostel	0	0	0
		Hotel	2,642	2,982	-340
		Vacation Rental Unit	640	638	2
		Timeshare	962	892	70
		Other	6	6	0
		Total	4,493	4,791	-298
	Kona	Apartment/ Hotel	0	0	0
		Bed & Breakfast	79	79	0
		Condominium Hotel	245	245	0
		Hostel	1	1	0
		Hotel	2,061	2,061	0
		Vacation Rental Unit	1,160	1,158	2
		Timeshare	931	931	0
		Other	6	6	0
		Total	4,483	4,481	2
	Nā'ālehu/Ka'ū	Apartment/ Hotel	0	0	0
		Bed & Breakfast	8	8	0
		Condominium Hotel	0	0	0
		Hostel	0	1	-1
		Hotel	0	0	0
		Vacation Rental Unit	2	2	0
		Timeshare	0	0	0
		Other	5	5	0
		Total	15	16	-1
	Volcano Area	Apartment/ Hotel	0	12	-12
		Bed & Breakfast	40	48	-8
		Condominium Hotel	0	0	0
		Hostel	6	6	0
		Hotel	151	139	12
		Vacation Rental Unit	114	114	0
		Timeshare	0	0	0
		Other	31	31	0
		Total	342	350	-8
HAWAI'I ISLAND TOTAL			10,505	10,811	-306

Table 5: Inventory by Area and Unit Type (Continued)

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
KAUA'I	Kalāheo/Waimea	Apartment/ Hotel	0	0	0
		Bed & Breakfast	6	6	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	60	60	0
		Vacation Rental Unit	75	71	4
		Timeshare	0	0	0
		Other	28	28	0
		Total	169	165	4
Līhu'e		Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	395	390	5
		Hostel	0	0	0
		Hotel	485	485	0
		Vacation Rental Unit	60	65	-5
		Timeshare	568	568	0
		Other	8	8	0
		Total	1,516	1,516	0
Po'ipū/Kukui'ula		Apartment/ Hotel	0	0	0
		Bed & Breakfast	8	12	-4
		Condominium Hotel	640	648	-8
		Hostel	0	0	0
		Hotel	1,429	1,429	0
		Vacation Rental Unit	805	820	-15
		Timeshare	606	606	0
		Other	0	0	0
		Total	3,488	3,515	-27
Princeville/Hanalei		Apartment/ Hotel	0	0	0
		Bed & Breakfast	5	5	0
		Condominium Hotel	0	14	-14
		Hostel	0	0	0
		Hotel	251	251	0
		Vacation Rental Unit	537	525	12
		Timeshare	1,116	1,077	39
		Other	4	4	0
		Total	1,913	1,876	37
Wailua/Kapa'a		Apartment/ Hotel	0	0	0
		Bed & Breakfast	3	3	0
		Condominium Hotel	513	540	-27
		Hostel	0	0	0
		Hotel	631	631	0
		Vacation Rental Unit	340	313	27
		Timeshare	463	463	0
		Other	0	0	0
		Total	1,950	1,950	0
KAUA'I TOTAL			9,036	9,022	14

Table 5: Inventory by Area and Unit Type (Continued)

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
MAUI	Hāna Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	17	17	0
		Hostel	0	0	0
		Hotel	71	71	0
		Vacation Rental Unit	17	22	-5
		Timeshare	0	0	0
		Other	4	4	0
		Total	111	116	-5
	Kahului/Wailuku	Apartment/ Hotel	15	15	0
		Bed & Breakfast	22	23	-1
		Condominium Hotel	0	0	0
		Hostel	44	48	-4
		Hotel	487	487	0
		Vacation Rental Unit	26	16	10
		Timeshare	0	0	0
		Other	0	0	0
		Total	594	589	5
	Kula/Makawao	Apartment/ Hotel	0	0	0
		Bed & Breakfast	43	47	-4
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	14	38	-24
		Vacation Rental Unit	21	13	8
		Timeshare	0	0	0
		Other	24	0	24
		Total	102	98	4
	Lahaina/Kā'anapali/ Nāpili/Kapalua	Apartment/ Hotel	0	0	0
		Bed & Breakfast	25	43	-18
		Condominium Hotel	2,790	2,653	137
		Hostel	18	0	18
		Hotel	3,612	3,600	12
		Vacation Rental Unit	2,349	2,453	-104
		Timeshare	3,115	3,115	0
		Other	20	20	0
		Total	11,929	11,884	45
	Mā'alaea	Apartment/ Hotel	0	0	0
		Bed & Breakfast	5	5	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	0	0	0
		Vacation Rental Unit	235	216	19
		Timeshare	0	0	0
		Other	0	0	0
		Total	240	221	19

Table 5: Inventory by Area and Unit Type (Continued)

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
	Wailea/Kihei Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	39	39	0
		Condominium Hotel	1,527	1,519	8
		Hostel	0	0	0
		Hotel	3,111	3,176	-65
		Vacation Rental Unit	3,101	3,192	-91
		Timeshare	540	533	7
		Other	0	0	0
		Total	8,318	8,459	-141
MAUI TOTAL			21,294	21,367	-73

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
MOLOKA'I		Apartment/ Hotel	0	0	0
		Bed & Breakfast	2	1	1
		Condominium Hotel	70	70	0
		Hostel	0	0	0
		Hotel	0	0	0
		Vacation Rental Unit	171	166	5
		Timeshare	7	7	0
		Other	0	0	0
		Total	250	244	6
MOLOKA'I TOTAL			250	244	6

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
LĀNA'I		Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	224	213	11
		Vacation Rental Unit	5	5	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	229	218	11
LĀNA'I TOTAL			229	218	11

Table 5: Inventory by Area and Unit Type (Continued)

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
O'AHU	Airport Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	0	0	0
		Hostel	0	0	0
		Hotel	1,286	1,286	0
		Vacation Rental Unit	0	0	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	1,286	1,286	0
	Ala Moana Area	Apartment/ Hotel	0	0	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	1,113	1,044	69
		Hostel	26	26	0
		Hotel	199	199	0
		Vacation Rental Unit	65	134	-69
		Timeshare	0	0	0
		Other	0	0	0
		Total	1,403	1,403	0
	Leeward/Mākaha Side	Apartment/ Hotel	30	30	0
		Bed & Breakfast	2	2	0
		Condominium Hotel	206	206	0
		Hostel	0	0	0
		Hotel	1,085	1,085	0
		Vacation Rental Unit	531	473	58
		Timeshare	1,431	1,431	0
		Other	43	43	0
		Total	3,328	3,270	58
	North Shore	Apartment/ Hotel	2	2	0
		Bed & Breakfast	0	0	0
		Condominium Hotel	0	0	0
		Hostel	4	4	0
		Hotel	788	788	0
		Vacation Rental Unit	377	396	-19
		Timeshare	0	0	0
		Other	0	0	0
		Total	1,171	1,190	-19
	Other Honolulu	Apartment/ Hotel	0	0	0
		Bed & Breakfast	7	7	0
		Condominium Hotel	112	113	-1
		Hostel	40	40	0
		Hotel	436	436	0
		Vacation Rental Unit	4	4	0
		Timeshare	0	0	0
		Other	0	0	0
		Total	599	600	-1

Table 5: Inventory by Area and Unit Type (Continued)

ISLAND	AREA	TYPE	2019 UNITS	2018 UNITS	CHANGE FROM 2018
	Waikīkī/Honolulu	Apartment/ Hotel	36	18	18
		Bed & Breakfast	7	7	0
		Condominium Hotel	2,525	2,879	-354
		Hostel	215	197	18
		Hotel	23,103	23,349	-246
		Vacation Rental Unit	2,698	2,068	630
		Timeshare	2,351	2,300	51
		Other	0	0	0
		Total	30,935	30,818	117
			Windward Side	Apartment/ Hotel	0
Bed & Breakfast	27			31	-4
Condominium Hotel	0			0	0
Hostel	0			0	0
Hotel	163			163	0
Vacation Rental Unit	146			146	0
Timeshare	0			0	0
Other	182			182	0
Total	518			522	-4
O'AHU TOTAL			39,240	39,089	151

Table 6: Class of Units by Island

ISLAND	CLASS	Percent of Total Units ¹		Percentage Point CHANGE FROM 2018
		2019 ²	2018 ³	
HAWAI'I ISLAND	Budget (Up to \$100)	10.6%	10.1%	0.5%
	Standard (\$101 to \$250)	23.4%	21.3%	2.1%
	Deluxe (\$251 to \$500)	35.3%	38.8%	-3.5%
	Luxury (Over \$500/Night)	30.7%	29.7%	1.0%
	Total	100.0%	99.9%	
KAUAI	Budget (Up to \$100)	2.4%	2.4%	0.0%
	Standard (\$101 to \$250)	32.5%	33.7%	-1.2%
	Deluxe (\$251 to \$500)	23.4%	20.9%	2.5%
	Luxury (Over \$500/Night)	41.8%	43.0%	-1.2%
	Total	100.0%	100.0%	
MAUI	Budget (Up to \$100)	0.8%	1.1%	-0.3%
	Standard (\$101 to \$250)	18.1%	17.6%	0.5%
	Deluxe (\$251 to \$500)	25.2%	20.2%	5.0%
	Luxury (Over \$500/Night)	55.9%	61.1%	-5.2%
	Total	100.0%	100.0%	
MOLOKA'I	Budget (Up to \$100)	2.2%	6.1%	-3.9%
	Standard (\$101 to \$250)	93.5%	89.8%	3.7%
	Deluxe (\$251 to \$500)	3.8%	3.1%	0.7%
	Luxury (Over \$500/Night)	0.5%	1.0%	-0.5%
	Total	100.0%	100.0%	
LĀNA'I	Budget (Up to \$100)	0.0%	0.0%	0.0%
	Standard (\$101 to \$250)	2.6%	1.8%	0.8%
	Deluxe (\$251 to \$500)	3.9%	0.0%	3.9%
	Luxury (Over \$500/Night)	93.4%	98.2%	-4.8%
	Total	100.0%	100.0%	
O'AHU	Budget (Up to \$100)	2.4%	5.4%	-3.0%
	Standard (\$101 to \$250)	29.6%	26.1%	3.5%
	Deluxe (\$251 to \$500)	33.5%	35.1%	-1.6%
	Luxury (Over \$500/Night)	34.5%	33.5%	1.0%
	Total	100.0%	100.0%	
STATEWIDE	Budget (Up to \$100)	3.2%	4.9%	-1.7%
	Standard (\$101 to \$250)	26.5%	24.3%	2.2%
	Deluxe (\$251 to \$500)	30.7%	30.9%	-0.2%
	Luxury (Over \$500/Night)	39.7%	39.9%	-0.2%
	Total	100.0%	100.0%	

¹ Totals may not sum to 100% due to rounding.

² Based on 47,064 units (58.3 percent of the total units in 2019) for which information on the class of units was available.

³ Based on 45,870 units (56.8 percent of the total units in 2018) for which information on the class of units was available.

Table 7: Class of Units by Type

PROPERTY TYPE	CLASS	Percent of Total Units ¹		Percentage Point CHANGE FROM 2018
		2019 ²	2018 ³	
Apartment/ Hotel	Budget (Up to \$100)	32.7%	34.0%	-1.4%
	Standard (\$101 to \$250)	67.3%	61.7%	5.6%
	Deluxe (\$251 to \$500)	0.0%	4.3%	-4.3%
	Luxury (Over \$500/Night)	0.0%	0.0%	0.0%
	Total	100.0%	100.0%	
Bed & Breakfast	Budget (Up to \$100)	15.4%	15.8%	-0.4%
	Standard (\$101 to \$250)	72.7%	71.4%	1.3%
	Deluxe (\$251 to \$500)	11.2%	11.9%	-0.8%
	Luxury (Over \$500/Night)	0.7%	0.9%	-0.2%
	Total	100.0%	100.0%	
Condominium Hotel	Budget (Up to \$100)	2.4%	2.7%	-0.3%
	Standard (\$101 to \$250)	42.3%	37.8%	4.5%
	Deluxe (\$251 to \$500)	46.7%	51.0%	-4.4%
	Luxury (Over \$500/Night)	8.6%	8.4%	0.2%
	Total	100.0%	100.0%	
Hostel	Budget (Up to \$100)	86.2%	90.8%	-4.5%
	Standard (\$101 to \$250)	12.6%	9.2%	3.3%
	Deluxe (\$251 to \$500)	1.2%	0.0%	1.2%
	Luxury (Over \$500/Night)	0.0%	0.0%	0.0%
	Total	100.0%	100.0%	
Hotel	Budget (Up to \$100)	2.2%	4.4%	-2.3%
	Standard (\$101 to \$250)	22.9%	21.3%	1.6%
	Deluxe (\$251 to \$500)	32.8%	33.3%	-0.4%
	Luxury (Over \$500/Night)	42.1%	41.0%	1.1%
	Total	100.0%	100.0%	
Vacation Rental Unit	Budget (Up to \$100)	8.5%	14.7%	-6.2%
	Standard (\$101 to \$250)	50.3%	47.3%	3.0%
	Deluxe (\$251 to \$500)	29.6%	23.6%	6.1%
	Luxury (Over \$500/Night)	11.5%	14.4%	-2.8%
	Total	100.0%	100.0%	
Timeshare	Budget (Up to \$100)	0.9%	1.0%	0.0%
	Standard (\$101 to \$250)	18.6%	19.1%	-0.5%
	Deluxe (\$251 to \$500)	9.9%	8.4%	1.5%
	Luxury (Over \$500/Night)	70.6%	71.5%	-0.9%
	Total	100.0%	100.0%	

¹ Totals may not sum to 100% due to rounding.

² Based on 47,064 units (58.3 percent of the total units in 2019) for which information on the class of units was available.

³ Based on 45,870 units (56.8 percent of the total units in 2018) for which information on the class of units was available.

Table 7: Class of Units by Type (Continued)

ISLAND	CLASS	Percent of Total Units ¹		Percentage Point CHANGE FROM 2018
		2019 ²	2018 ³	
Other	Budget (Up to \$100)	38.4%	44.4%	-6.0%
	Standard (\$101 to \$250)	42.9%	49.7%	-6.7%
	Deluxe (\$251 to \$500)	16.4%	3.3%	13.1%
	Luxury (Over \$500/Night)	2.3%	2.6%	-0.4%
	Total	100.0%	100.0%	
STATEWIDE	Budget (Up to \$100)	3.2%	4.9%	-1.7%
	Standard (\$101 to \$250)	26.5%	24.3%	2.2%
	Deluxe (\$251 to \$500)	30.7%	30.9%	-0.2%
	Luxury (Over \$500/Night)	39.7%	39.9%	-0.2%
	Total	100.0%	100.0%	

¹ Totals may not sum to 100% due to rounding.

² Based on 47,064 units (58.3 percent of the total units in 2019) for which information on the class of units was available.

³ Based on 45,870 units (56.8 percent of the total units in 2018) for which information on the class of units was available.

Table 8: Timeshare Properties by Island and Area

Area	Property	2019		2018		CHANGE FROM 2018	
		Reg.	Oper.	Reg.	Oper.	Reg.	Oper.
HAWAI'I ISLAND							
Kohala/Waimea /Kawaihae	Hilton Bay Club at Waikoloa Beach	168	156	168	168	0	-12
	King's Land by Hilton Grand Vacations	435	346	435	338	0	8
Kona	Kohala Suites by Hilton Grand Vacations	120	114	120	112	0	2
	Ocean Tower by Hilton Grand Vacations	72	72	0	0	72	72
	Marriott's Waikoloa Ocean Club	112	112	112	112	0	0
	Paniolo Greens Resort	162	162	162	162	0	0
	Holua Resort at Mauna Loa Village	73	73	73	73	0	0
	Kona Billfisher	65	65	65	65	0	0
	Kona Coast Resort	268	268	268	268	0	0
	Kona Islander Inn	85	85	85	85	0	0
	Kona Reef	24	24	24	24	0	0
	Royal Aloha Kona at Keauhou Kona Surf & Racquet Club	16	16	16	16	0	0
	Vacation Internationale - Sea Village	49	49	49	49	0	0
	WorldMark at Kona	64	64	64	64	0	0
	Wyndham Kona Hawaiian Resort	158	158	158	158	0	0
	Wyndham Mauna Loa Village	53	53	53	53	0	0
	Wyndham Royal Sea Cliff	76	76	76	76	0	0
Total		2,000	1,893	1,928	1,823	72	70
KAUA'I							
Līhu'e	Banyan Harbor Resort	32	32	32	32	0	0
	Marriott's Kaua'i Beach Club	232	464	232	464	0	0
	Marriott's Kaua'i Lagoons	72	72	72	72	0	0
	Wyndham Kaua'i Beach Villas	105	105	105	105	0	0
Po'ipū/Kukui'ula	Lawai Beach Resort	172	172	172	172	0	0
	Nihi Kai Villas	3	3	3	3	0	0
	Marriott's Waiohai Beach Club	231	231	231	231	0	0
Princeville/Hanalei	The Point at Poipu	219	200	219	200	0	0
	Alii Kai II	24	24	24	24	0	0
	Cliffs At Princeville, The	129	129	129	129	0	0
	Hanalei Bay Resort	134	134	134	134	0	0
	Westin Princeville Ocean Resort Villas	179	358	179	358	0	0
	Wyndham Bali Hai Villas	258	257	257	257	1	0
	Wyndham Ka Eo Kai	87	125	86	86	1	39
	Makai Club & Makai Club Cottages	57	57	57	57	0	0
Wailua/Kapa'a	Wyndham Shearwater	32	32	32	32	0	0
	Kaua'i Coast Resort at the Beachboy	108	108	108	108	0	0
	Mokihana of Kaua'i	0	0	0	0	0	0
	WorldMark Kapaa Shore	49	49	49	49	0	0
Total		2,324	2,753	2,322	2,714	2	39

Table 8: Timeshare Properties by Island and Area (Continued)

Area	Property	2019		2018		CHANGE FROM 2018	
		Reg.	Oper.	Reg.	Oper.	Reg.	Oper.
MAUI							
Lahaina/Kā'anapali/ Nāpili/Kapalua	Gardens at West Maui, The	34	34	34	34	0	0
	Hyatt Ka'anapali Beach, A Hyatt Residence Club	131	131	131	131	0	0
	Hololani Resort	5	5	5	5	0	0
	Hono Koa Resort Condominium	28	28	28	28	0	0
	Kaanapali Beach Club	413	391	413	391	0	0
	Kahana Beach Resort	84	84	84	84	0	0
	Kahana Falls Resorts	130	130	130	130	0	0
	Kahana Villa Maui	39	39	39	39	0	0
	Kuleana Resort	31	31	31	31	0	0
	Marriott's Maui Ocean Club	311	442	311	442	0	0
	Marriott's Maui Ocean Club Sequel-Lahaina & Napili Villas	148	277	148	277	0	0
	Montage Kapalua Bay	27	27	27	27	0	0
	One Napili Way	14	14	14	14	0	0
	Papakea Resort	37	37	37	37	0	0
	Sands of Kahana, The	144	144	144	144	0	0
	Valley Isle Resort	21	21	21	21	0	0
	Westin Kaanapali Ocean Resort Villas	1021	1021	1021	1021	0	0
	Westin Nanea Ocean Villas, Kaanapali	195	195	195	195	0	0
	Whaler on Kaanapali Beach, The	50	50	50	50	0	0
	WorldMark at Valley Isle	14	14	14	14	0	0
Wailea/Kihei Area	Aston Maui Lea at Maui Hill Resort	76	76	76	76	0	0
	Kamaole Beach Club	31	31	31	31	0	0
	Kapulanikai	12	12	12	12	0	0
	Kauhale Makai, Village By The Sea (Royal Aloha Maui)	12	12	12	12	0	0
	Kihei Kai Nani	6	6	6	6	0	0
	Kihei Surfside	7	7	0	0	7	7
	Leilani Kai Resort	8	8	8	8	0	0
	Maui Banyan Vacation Club	19	19	19	19	0	0
	Maui Beach Vacation Club	47	47	47	47	0	0
	Maui Schooner Resort	58	58	58	58	0	0
Maui Sunset	65	65	65	65	0	0	
WorldMark at Kihei	200	199	200	199	0	0	
	Total	3,418	3,655	3,411	3,648	7	7
Moloka'i							
	Ke Nani Kai	7	7	7	7	0	0
	Total	7	7	7	7	0	0

Table 8: Timeshare Properties by Island and Area (Continued)

Area	Property	2019		2018		CHANGE FROM 2018	
		Reg.	Oper.	Reg.	Oper.	Reg.	Oper.
O'AHU							
Leeward/Mākaha	Aulani, A Disney Resort & Spa	481	481	481	481	0	0
	Hawaiian Princess at Makaha Beach	32	32	32	32	0	0
	Marriott's Ko Olina Beach Club	560	918	560	918	0	0
Waikīkī/Honolulu	Fairway Villa	19	19	19	19	0	0
	Hilton Hawaiian Village Grand Waikikian	331	294	331	300	0	-6
	Hilton Hawaiian Village Kalia Tower	72	66	72	67	0	-1
	Hilton Hawaiian Village Lagoon Tower	236	213	236	217	0	-4
	Hokulani Waikiki by Hilton Grand Vacations Club	143	121	143	127	0	-6
	The Grand Islander by Hilton Grand Vacations Club	418	301	418	233	0	68
	Waikiki Marina Resort at the Ilikai	123	123	123	123	0	0
	Imperial Hawaii Resort at Waikiki, The	262	232	262	232	0	0
	Kuhio Banyan Hotel	61	61	61	61	0	0
	Royal Aloha Vacation Club Aloha Towers	40	40	40	40	0	0
	Royal Aloha Vacation Club Waikiki Sky Tower	10	10	10	10	0	0
	Royal Kuhio Condominium	153	153	153	153	0	0
	The Modern Honolulu	338	338	338	338	0	0
	Waikiki Banyan	45	45	45	45	0	0
	Wyndham at Royal Garden	140	140	140	140	0	0
Wyndham at Waikiki Beach Walk	195	195	195	195	0	0	
Total		3,659	3,782	3,659	3,731	0	51
State Total		11,408	12,090	11,327	11,923	81	167

Table 9: Planned Additions and New Developments – County of Hawai‘i

Name of Applicant/Facility	Planned Type	Total Units in Project	Estimated Completion	Notes
Susan Kim	B&B	1	N/A	Special Purpose Permit (SPP) Approved. Puna district.
Clemens Classon	B&B	4	N/A	Special Purpose Permit (SPP) Approved. South Kona district.
Theresa Sommer	B&B	3	N/A	Special Purpose Permit (SPP) Approved. Puna district.
Mark Frost	B&B	5	N/A	Special Purpose Permit (SPP) Approved. Puna district.
Bruce W. and Margaret A. Campbell	B&B	1	N/A	Special Purpose Permit (SPP) Withdrawn by applicant. North Kona district.
Dianne Maritt	B&B	4	N/A	Special Purpose Permit (SPP) Revoked by applicant. South Hilo district.
Greenwillmind, LLC	B&B	2	N/A	USE - Approved. South Hilo district.
Jan Valdez	B&B	2	N/A	USE - Denied. South Hilo district.
Hale Ohu Bed & Breakfast LLC	B&B	From 6-room inn to 5-room B&B	N/A	Special Purpose Permit (SPP) Approved. Puna district.
Donald Randal Simoson & Alison Joy Simpson	Lodge	From 4-unit B&B into an 8-bedroom lodge	N/A	Amend Special Purpose Permit (SPP) Approved. South Hilo district.
Celestial Sanctum	Lodge	Up to 21 guests		Special Purpose Permit (SPP) Denied. Puna district.
Taylor Summers and Amber Mitchell	B&B	2		Special Purpose Permit (SPP) Approved. Puna district.

Source: County of Hawai‘i, Department of Planning, 2019

Table 10: Planned Additions and New Developments – County of Kaua‘i

Name of Facility	Planned Type	Total Units in Project	Estimated Completion	Notes
Coco Palms	Hotel	350	N/A	Zoning permit granted March 2015.
Kapalawai- Robinson Family	Hotel-Cottage type	250	N/A	Zoning permits obtained. Building permits not obtained yet.
Kukui‘ula-Kukui‘ula Development Co. (Hawai‘i), LLC	Resort, Single Family, Multi-Family, Golf course, Hotel, Condo/Timeshare	1,500 (all types) (max of 750 visitor units, plus 21 guest cottages)	N/A	N/A
Po‘ipū Realty Partner LLC/Royal Palms at Po‘ipū Beach	Resort Condo	164	N/A	Zoning permits obtained. Building permits not obtained yet.
Kiahuna Fairways, LLC/Pili Mai at Po‘ipū	Resort Condo	191	N/A	Some construction completed and units for sale.
Kiahuana Po‘ipū Golf Resort LLC	Resort Condo	282	N/A	Zoning permits obtained. Building permits not obtained yet.
Po‘ipū Beach Estates	Res. Subdivision	106	N/A	Residential Subdivision in the VDA. Approximately 50% built out.
Po‘ipū Sheraton Expansion/SVO Pacific Inc.	Timeshare	382 Multi-family units & 186 Hotel	N/A	Land permits issued. Building permits not applied for yet.
Hokuala/ Timbers Resort	Hotel, Resort Single Family, Resort Multi-Family	772	N/A	Formerly "Kaua‘i Lagoons". 72 units in operation.
Coconut Beach Development	Apartment/Hotel	343 Multi-Family, 6 Hotel	N/A	Land use permits issued. Building permits not applied for yet.
Coconut Plantation Development	Apartment/Hotel	192 Multi-Family, 6 Hotel	N/A	Land use permits issued. Building permits not applied for yet.
Princeville-Moody property	Hotel or Timeshare	N/A	N/A	There have been inquiries on this property, no formal permit applications.
Hotel Coral Reef	Hotel Apartment Hotel	+4 +2	N/A	Received zoning permit to add 6 visitor units to the existing hotel (4 hotel units, 2 apartment-hotel units).

Source: County of Kaua‘i Planning Department, 2018

Table 11: Planned Additions and New Developments – County of Maui

Name of Facility	Planned Type	Total Units in Project	Estimated Completion	Notes
Maui Palms Expansion	Hotel	136	2020	SMA permit issued. Permit transferred to new owner in 2014. Project in Review. Also known as the Maui Pagoda.
Maui Lu Timeshare	Timeshare	388	2019	Ammended SMA to delete lock off units. SMA permit transferred in 2014. Demolition complete, but, construction pending.
Kamaole Grand	Condo	217	N/A	SMA permit approved. Construction pending.
Kamaole Heights	Hotel/Condo	24	N/A	Project in review.
Kula Lodge	Hotel	15	N/A	Project Pending. Awaiting Phase III Project District Approval.
Westin Kā'anapali Ocean Resort III	Timeshare	390	N/A	SMA permit issued. Construction pending.
Kapalua Project District 2-Kapalua Mauka	Mixed Use	690	N/A	Project District permits issued. Project pending.
South Maui Gardens	Mixed Use	9	N/A	Reported in Maui News that may be pulling project. Recommended for approval by MPC. Pending Council Approval of Change in Zoning, Conditional Permit, and SMA approval.
Villas at Royal Lahaina	Condo/Hotel	126	N/A	SMA permit issued. Construction pending.
Maui Research and Technology Park	Mixed Use/Hotel	150	N/A	County Council approved.
Down Town Kihei	Mixed Use/Hotel	150	2019	CIZ & SMA approved. Construction pending. Anticipated start of construction by 2024.
Wada Commercial Building & Hotel	Mixed Use/Hotel	8	N/A	Project in review.
Makena Resort M-5, M-6, S-7, B-2	Mixed Use	134	N/A	SMA approved. Construction pending. Only 9 transient vacation rental units.
Four Seasons Resort at Koele (Formerly The Lodge at Koele)	Hotel	94	2019	Previously the Lodge at Koele had 102 visitor units. The new hotel proposes 94 units. Project in Review.
Hotel Ike	Hotel	110	N/A	Project in review.
Bed & Breakfast (individually owned homes with guest bedrooms operating throughout the county)	B&B	Establishments w/ approved permits 130	N/A	
Short-term rentals homes (single-family dwellings for rent in their entirety for a period of less than 180 days, operating throughout the county)	New class accommodations	Establishments w/approved STRH permits 213	N/A	
Transient vacation rentals (Establishments are processed under the Conditional Permit requirements and may be more varied types than B&B and STRH)		Establishments w/ approved STRH permits 11	N/A	Projects in review-1.

Source: County of Maui Department of Planning, 2019

Table 12: Planned Additions and New Developments – City & County of Honolulu

Name of Facility	Planned Type	Total Units in Project	Estimated Completion	Notes
KO OLINA RESORT				
Atlantis Resort Ko Olina	Hotel Condo Hotel	+800 +524	Unknown	Announced in late 2016, Hawai'i's first Atlantis Resort is expected to be developed on 26 acres in Ko Olina. In the early permitting process.
Four Seasons Resort O'ahu (renovation and expansion of the Ihilani Resort)	Hotel Condo Hotel	358 +150	Reopened in May 2016 by 2020	The Ihilani hotel closed in January 2015, and after renovations reopened as the Four Seasons in May 2016. A planned second tower in the back will provide luxury resort condo residences.
Unnamed beachfront hotel next to the Marriott Beach Club	Hotel Condo Hotel	+400 +400	2019 or later 2019 or later	A two-tower hotel and resort condo project announced at the end of 2015; no permitting action yet.
The rest of Ko Olina Resort	All types	Unknown	No firm plans	Several inland sites are available for resort or residential use.
EWA BEACH				
Hoakalei Resort at Ocean Pointe	Hotel	Up to +950	Unknown	Ocean Pointe/Hoakalei Resort now plans a lagoon instead of a marina, and this has delayed the project's future hotel plans.
Marriott Residence Inn	Hotel	+183	Under construction	Processing CUP Application (No. 2017/CUP-22), and decision due July 11, 2017. Public Hearing was held on May 26, 2017.
ALA MOANA AREA				
1500 Kapiolani	Hotel Condo Hotel	+444 +6 68 affordable units "air rights"	Unknown	Processing an IPD-T Permit Application (No. 2017/SDD-24), and decision due July 30, 2017. Public hearing is scheduled for June 28, 2017.
Hawai'i Ocean Plaza	Hotel Condo Hotel	+175 +216	Unknown	Processing SD Permit.
Manaolana Place Hotel (corner of Kapiolani & Atkinson Dr.)	Hotel multi-family dwelling	+125 +98	2021	Issued Major Special District Permit on May 16, 2017.
Sky Ala Moana	Condo Hotel	300	Unknown	Processing IPD-T permit application (2019/SDD-25).

Source: City and County of Honolulu, Department of Planning and Permitting, Planning Division, 2019

Table 12: Planned Additions and New Developments – City & County of Honolulu (Continued)

Name of Facility	Planned Type	Total Units in Project	Estimated Completion	Notes
WAIKIKI				
The Grand Islander at the Hilton Hawaiian Village	Timeshare	+418	2017	A new 350-foot tower next to the Tapa Tower is u.c. on the site of the bus loading area, at Kalia Road and Paoa Place.
A second new timeshare tower at the Hilton Hawaiian Village	Timeshare	+255	2024 or later	This planned second tower will replace the existing Rainbow Bazaar, in the central core area next to the parking structure.
Ritz-Carlton Waikiki (two towers)	Condo Hotel Condo Hotel	+307 +246	First tower completed July 2016, second tower to be completed in 2019.	A two-tower hotel behind Luxury Row at 2100 Kalakaua Ave. The first tower opened in July 2016; the second is to be completed by fall 2019.
Sheraton Princess Kaiulani	Hotel	+1,009	2022 or later	350' tower with 1,009 hotel units.
Moana Surfrider – replacing the old Diamond Head wing	Hotel Condo Hotel	-141 +185	Permit rescinded	The Hawai'i Supreme Court rescinded the permit for this once-planned redevelopment of the west wing of the Moana Surfrider.
Hilton Grand Vacations (Former 133 Kaiulani behind the Hyatt Regency Waikiki)	Timeshare	+203	2021 or later	A planned high-rise hotel has obtained its needed PD-R permit and will replace the King's Village shops and adjacent parcels.
King Kalakaua Plaza	Hotel	+230	2020 or later	Conversion and expansion of the old Nike Town store into a seven-story hotel.
Outrigger Reef Waikiki Beach Resort	Hotel	+39	2020 or later	Demolish pool deck and five-story Diamond Head Tower, and add a 150-foot, 17-story extension to the Pacific Tower.
RURAL AREAS				
Replacement of the Laie Inn by the Laie Marriott Courtyard, in two phases	Hotel Hotel	-49 +144 +78	Demolished 2010 144 in 2015 unknown	The 49-unit Laie Inn was demolished, and the first phase of the new 144-room hotel was completed in 2015. 78 additional units are planned for a total of 222 units.
Turtle Bay Resort expansion	Hotel	625	Unknown	Public agencies have purchased conservation easements and land, so this scaled-down resort expansion plan can proceed.
Makaha Resort demolition and replacement project	Hotel Hotel & Timeshare	-173 +300	Demolished 2014 2019 or later	The old resort closed in 2011 and was demolished in 2014. The new owners have announced plans for up to 300 hotel and timeshare units, and have begun infrastructure planning.

Source: City and County of Honolulu, Department of Planning and Permitting, Planning Division, 2019

Table 13: Visitor Plant Inventory Reductions

Area	Property Name	Property Type	Total Units	Reason Closed/Out of Business
HAWAI'I ISLAND				
HILO/HONOKA'A				
	Hale Bacopa	VR House	1	No longer a vacation rental.
	Honu Cove	VR House	1	No longer a vacation rental.
	Hale Lehua	VR House	1	No longer a vacation rental.
NA'ALEHU/KA'U				
	South Point Bistro and Hostel	B&B	1	Closed.
KOHALA/WAIMEA/KAWAIHAE				
	Mauna Lani Bay Hotel & Bungalows	Hotel	341	Temporarily closed for year-long renovations.
KAUA'I				
PO'IPU/KUKUI'ULA				
	Hale Plumeria	VR House	1	Closed.
MAUI				
KAHULUI/WAILUKU AREA				
	Happy Valley Hale Maui, LLC (North Market Street)	B&B	4	Closed.
KULA/MAKAWAO AREA				
	Haiku Plantation Inn Bed and Breakfast	B&B	4	Closed.
O'AHU				
NORTH SHORE				
	Hobbit House	VR House	1	Closed.
WAIKĪKĪ/HONOLULU				
	Waikiki Parc Hotel	Hotel	295	Closed for renovations.
WINDWARD SIDE				
	Sharon's Kailua Serenity Bed & Breakfast	B&B	2	Closed

2019 VISITOR PLANT INVENTORY: LIST OF PROPERTIES

The 2019 VPI property list is available online in a companion workbook. Notes for the list are shown below.

Explanation of Categories

- Island = Island on which the property is located
- Area = Area of the island where the property is located
- Name = Name of property
- Type = Unit Type
- Available Units = Number of units available for visitor use
- Change from 2018 = Difference in available units between 2019 and 2018 for entire property.
- Opened = Year property first opened

Class

- B Number of visitor units classified as Budget (Up to \$100 per night)
- S Number of visitor units classified as Standard (\$101 to \$250 per night)
- D Number of visitor units classified as Deluxe (\$251 to \$500 per night)
- L Number of visitor units classified as Luxury (Over \$500 per night)
- N/A Not available

Last Response

- 2019 Survey form received in 2019
- 2018 No response received in 2019, information received in 2018
- 2017 No response received in 2018, information received in 2017
- 2016 No response received in 2017, information received in 2016

Notes

- A – Visitor unit count estimated by AOUC/Resident Manager/Property Manager (for units managed by others)
- B – Visitor unit count estimated by Owner/Operator (for units owned/managed by others)
- C – Visitor unit count estimated by county real property tax departments
- D – Visitor unit count estimated by HTA
- E – Visitor unit count estimated based on prior survey response.
- F – The property’s reporting method changed from 2018
- G – Selected units closed for renovation/reconstruction (balance of the property open for business)
- H – Units reopened after renovation/reconstruction
- I – Added units (new construction)
- J – Survey responses indicate additional units available for transient rental
- K – Survey responses indicate units no longer available for transient rental
- L – Survey responses indicate change in supply
- M – Visitor unit count is for beds, not rooms, for Hostel property

METHODS AND PROCEDURES: Visitor Plant Inventory

The 2019 Visitor Plant Inventory presents the results of HTA's enumeration of visitor accommodations in Hawai'i. Existing visitor accommodations as of May 1, 2019 as well as planned developments and additions to existing developments were catalogued.

Visitor Plant Inventory Survey: Information about transient accommodations was gathered mainly from a survey of existing visitor accommodation properties and management companies. Survey forms were sent to general managers, property managers and other individuals who could provide information about the property. The survey provided information about available units, planned additions and other information presented in this report.

Survey forms were distributed to all properties that participated in the prior year's survey and additional properties identified through the association survey (below) and internet research. Information for hotel and condominium hotel properties that participate in STR, Inc's monthly survey were also cross-verified against STR, Inc's' property database.

Survey forms were distributed via mail, email, and fax. If no response was received, follow-up telephone calls, emails, and/or faxes were made to the property to remind them to complete and return the form. Subsequently, if no response was received after the follow-ups, an Internet search was conducted to determine if the property was still in business and telephone calls were made to verify unit counts and types. If no response was received or no data was found on the Internet, but information was available from prior years (2015, 2016, 2017 and 2018), that information was included and so noted. If no response was received from a property and information was available from the association survey, such information was included and so noted. If no survey form was

returned and no information was available from previous years or other sources, the property was listed as a non-respondent.

Association of Unit Owners Manager Survey: A survey of Association of Unit Owners ("AOUO") management companies for projects located in resort areas was conducted to gather information about transient rental units located within the project, especially VRU rental houses/villas and VR-condo units. AOUO managers were also asked to identify rental management companies associated with such visitor units and also IVU-condo units which are being marketed by owners, including participation in Visitor Rental By Owner ("VRBO"), Home Away, etc. programs. Any identified rental management companies that were not previously contacted were sent VPI survey forms. Data from this survey was also used to estimate VRU-condo units for a given project.

Contact information included in the State of Hawai'i Department of Commerce and Consumer Affairs' AOUO Contact List and Developer's Public Report/Association Biennial Registration database was used in the administration of this survey. Letters and survey forms were distributed via mail, email, and fax and follow-up telephone calls, emails, and/or faxes were also made.

Association Letter: Continued in 2019, this survey's purpose was to gather contact information of associations whose members were transient visitor accommodations in the State of Hawai'i. Letters were sent to these associations to request member accommodation contact information, from which the mailing list was updated and new accommodations were contacted via mailing as described above.

Timeshare Properties: Information on timeshare properties were gathered through the survey questionnaire, which asked for

information on the number of units *registered* as timeshare and units *operated* as timeshare. The number of units registered included those that were available for sale in a timeshare program (as well as those already sold in such a program). The number of units operated represented the units that were in use. Certain timeshare properties have the ability to split a given registered timeshare unit into more than one operated visitor unit (i.e. it may be possible for a two-bedroom unit to be rented as two keys: one studio unit and one 1-bedroom unit).

As of the 2009 VPI, the listing of timeshare inventory presented in Table 8 has been restated with registered units representing the number of units that were available to be sold as part of a timeshare program and operated units were defined as number of salable keys that were operated for visitor use. In some cases, the number of operating units exceed the number of registered units for a given timeshare property.

The available timeshare units listed in Tables 3 and 5 and their related charts were the total number of operated units. The number of timeshare properties listed in Tables 2 and 4 were the properties with the majority of units classified as timeshare. However, the number of available units listed with the timeshare category included those units that were cross-listed under the other property types. The 2019 Current Visitor Plant Inventory details the unit types available at each property.

Starting with the 2009 VPI, certain timeshare operators reported their inventory counts in terms of individual guest rooms (keys) rather than timeshare units previously reported. For example, a two-bedroom timeshare unit may, depending configuration, be rented separately as two guest rooms: a one-bedroom unit and as a studio unit. This change in reporting procedure resulted in a higher inventory count for certain timeshare properties, but did not necessarily reflect a change in the physical plant.

Cross Verification of Data: Responses from selected hotels, condominium hotels, and timeshare properties were cross verified against Smith Travel Research’s property database and data from the American Resort Development Association.

Responses were also cross-verified against data received from the four counties, including real property classifications, bed and breakfast license data, and transient vacation unit (TVU) license data.

Unit Type Classification: Each unit reported in the survey was assigned a unit type based on HTA’s type definitions [page 49]. For the purposes of classification, a given property may include more than one unit type. Historically, type classifications were self-selected by the respondent but research has shown that the response was not always consistent with HTA’s type definitions. In such cases, the unit type was corrected for the 2019 VPI report.

Notably, many respondents classified their units as condominium hotel due to the units’ location within a condominium building, but did not have the services or amenities included in HTA’s definition for a condominium hotel. These units were reclassified as individual vacation units.

Property Type Classification: Classification of property type (Tables 2 & 4) for properties with more than one unit type was determined by the majority of units on that property. Historically property type was self-selected by the respondent but research has shown that the response was not always consistent with HTA’s type definitions [page 49].

Planned New Developments: Information about planned new developments was gathered with assistance from the four county Planning Offices. The information was reprinted here and includes projects and developments that have achieved some level of jurisdictional approval. That was to say,

these developments were a step beyond the preliminary stages of development and have some “official” standing as planned developments.

DEFINITIONS

Type of Units

An individual property may include more than one type of unit. If a property has more than one unit type, the majority unit type was used to determine the property type for the purposes of this report. Units were categorized as follows:

Apartment / Hotel (Apt/Hotel): Visitor accommodations units typically located in low-rise apartment-style buildings and available for short-term rental. Units may have kitchens and laundry facilities. Front desk operations and housekeeping service are limited and sometimes non-existent.

Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, available for short-term rental. Services include breakfast in the daily rental rate. Typical bed and breakfast facilities may be small, quaint inns or family homes.

Condominium Hotel (Condo Hotel): A multi-unit property legally classified as a condominium with each unit individually deeded. Generally, units are collectively placed into transient hotel rental operations, offering most of the services of a hotel, such as daily housekeeping service and front desk operations. Condominium hotel units are larger than hotel units and include studios and one- to three-bedroom units, with kitchen and laundry facilities, available for transient use on short-term rental basis (30 days or less).

Hotel: A multi-unit lodging facility that provides room accommodations on a short-term rental basis. Services often include a pool, restaurant operations, and other “away from home” services such as daily housekeeping service and front desk operations.

Hostels: An inexpensive, limited-service lodging facility, often with dormitory-style accommodations. They are available for short-

term rental and are frequently used by younger travelers.

Vacation Rental Unit (VRU): An individual vacation rental unit available for visitor use on a short-term basis (30 days or less). VRs usually include kitchens, laundry facilities, and parking garages. Services are very limited although some may include some housekeeping service.

- **Vacation Rental in a Condominium Hotel (VR-Condo):** A condominium hotel unit available for visitor use on a short-term basis. VR-Condos are not rented or managed by the condominium hotel management, but are available through individual owners, property managers, or Internet agencies.
- **Vacation Rental House (VR-House):** A single-family dwelling property available for visitor use on a short-term basis. May be a house, townhouse, duplex, multiplex, cabin, villa or cottage, where the owner does not reside on the property.
- **Vacation Rental Other (VR-Other):** Vacation Rental Units located in other types of properties not mentioned above. Includes private and shared rooms for visitor use and other non-traditional accommodations.

Timeshare: A timeshare is a type of property ownership in which guests acquire a shared interest in a hotel or condominium hotel unit for a specific period of time and on a recurring basis. Timeshare ownership is typically defined by intervals (a set number of days and

nights of annual use) or points (a “currency” that represents ownership and is used to establish value for seasons, unit sizes, and resort locations).

“Operated” timeshare units are those that have been sold and are currently (as of May 1) available for visitor use. “Registered” units include operated units and units that are not yet operating as visitor rentals.

Some timeshare units can be rented as one or two units as their design allows a single unit to be divided into two complete sections and operated as two units by securing a door

between the sections. The number of keys operated as timeshare reflect the number of distinct keys available for each unit.

Other: Includes lodges, inns, or any other form of property not included in the above definitions.

Owner-Occupied: Units not available for transient visitor use (30 days or less).

Not for visitor use: Includes owner-occupied units, residential rentals only, and units under remodeling.

Class of Units

The Visitor Plant Inventory survey also included questions about the class of units at each property. The subsequent tables show the percent of each class of units available by island. Units were classified as follows:

Class	Price Range (Rack Rate)
Budget	Up to \$100 per night
Standard	\$101 to \$250 per night
Deluxe	\$251 to \$500 per night
Luxury	Over \$500 per night

APPENDIX A: Survey Forms

Cover Letter Sample



Hawaii Convention Center
1801 Kalanikaʻe Avenue, Honolulu, Hawaii 96815
kelepona tel 808 973 2255
kelepona fax 808 973 2253
kahua pa'a web hawaii-tourism-authority.org

David Y. Ige
Governor

Chris Tetum
President and Chief Executive Officer

July 1, 2019

RE: 2019 State of Hawai'i Visitor Plant Inventory Survey

Aloha,

The Hawai'i Tourism Authority (HTA) is in the process of updating the annual State of Hawai'i Visitor Plant Inventory report, and we would greatly appreciate your support and participation in this year's survey. Kloninger & Sims Consulting LLC has been contracted by HTA to conduct the 2019 Visitor Plant Inventory (VPI) survey.

Enclosed with this letter are:

- 2019 survey form pre-filled with your responses from 2018, if applicable
- Definition sheet

Please make your corrections directly on the survey form. If your information for 2019 is identical to 2018, simply sign and return the form.

Please submit your completed survey directly to Kloninger & Sims Consulting LLC via email (survey@kloningerandsims.com). The completed form can also be faxed to Kloninger & Sims Consulting LLC at (808) 441-5320.

We would greatly appreciate receiving this information by **August 1, 2019**. If you have any questions or need assistance in filling out the survey, please call Kloninger & Sims Consulting LLC at (808) 457-1272.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Chun'.

Jennifer Chun
Director
Tourism Research

Repeat Participant Survey Form



Please review the existing data we have for your property, which is listed in the column labeled "2018." If the data is correct as of May 1st, 2019 simply check the box, and sign and date below. If the data is erroneous or needs to be revised, please provide the correct information in the second column and then sign and date. Definitions for each property type are listed in the Property Type Definition Sheet on the page prior to this survey. Please return the form to Kloninger & Sims Consulting LLC in the self-addressed stamped envelope, by fax at (808) 441-5320 or via email (survey@kloningerandsims.com). For further information or clarification, please contact Kloninger & Sims Consulting LLC at (808) 457-1272. **Mahalo for your cooperation!**

If the data listed for 2018 is correct as of May 1st, 2019, please check this box and sign and date below.

SIGNATURE: _____ DATE: _____

1. PROPERTY INFORMATION:

Current Name of Property:	
Physical Address Of Property:	
Physical City, State, Zip Code:	
Website:	
VPI ID:	

2.

CONTACT INFORMATION:	2018	2019
Name of management company for this property:		
Contact name:		
Contact title:		
Contact company:		
Contact address:		
City, State Zip Code:		
Email:		
Phone:		
Fax:		

**If the person who manages the vacation rental property or properties is different than the person listed, please provide their name and contact information instead (if applicable)

	2018	2019		2018	2019
3. PROPERTY UNIT COUNTS (TOTALS):					
A. Total # units for entire property					
B. # that are designated for visitor use					
C. # that are not for visitor use					
4. VISITOR UNITS FOR ENTIRE BUILDING/PROPERTY:					
A. Total # of <u>visitor units</u> for the entire property					
B. # that are operated as hotel					
C. # that are operated as condominium hotel (usually has a front desk)					
D. # that are registered as timeshare					
E. # that are operated as timeshare					
F. # keys operated as timeshare					
G. # that are operated as bed & breakfast					
H. # that are operated as vacation rental (VR)					
1. vacation rental condo (VR-Condo)					
2. vacation rental house (VR-House)					
3. vacation rental other (VR-Other)					
I. # that are operated as hostel					
J. # that are operated as apartment hotel					
K. # that are operated as other (please specify)					
5. PROPERTY DESCRIPTION AS OF MAY 1st, 2018:					
A. # of structures on property					
B. # of floors in each property					
6. PROPERTY CHANGES AS OF MAY 1st 2019:					
A. # units converted to timeshare this year					
B. # units converted to condo-hotel this year					
C. # units converted to VRs this year					
7. AVERAGE ROOM RATES DURING PEAK SEASON:					
A. # that have rates Up to \$100/night					
B. # that have rates \$101 to \$250					
C. # that have rates \$251 to \$500					
D. # that have rates Over \$500/night					
E. TOTAL (A+B+C+D)					
8. AVERAGE ROOM RATES DURING LOW SEASON:					
A. # that have rates Up to \$100/night					
B. # that have rates \$101 to \$250					
C. # that have rates \$251 to \$500					
D. # that have rates Over \$500/night					
E. TOTAL (A+B+C+D)					
9. PROPERTY MILESTONES					
A. Year property first opened					
B. Year of last major renovation (Property restored to like-new condition)					

Repeat Participant Survey Form Vacation Rental Units, Bed & Breakfast, Hostel, and Others



Please review the existing data we have for your property, listed in the column labeled "2018 Data". If the data as of May 1st, 2019 is correct, simply check the box and provide your signature and date. If the data is incorrect or needs to be revised, please provide the correct information in the second column and then sign and date. Definitions for each property type are listed on the Property Type Definition Sheet on the prior page. Please return the form to Kloninger & Sims Consulting LLC in the self-addressed stamped envelope, by fax at (808) 441-5320 or via email (survey@kloningerandsims.com). For further information or clarification, please contact Kloninger & Sims Consulting LLC at (808) 457-1272. **Mahalo for your cooperation.**

If the data listed for 2018 is correct as of May 1st, 2019, please check this box and sign and date below.

SIGNATURE: _____

DATE: _____

	<u>2018 Data</u>	<u>2019 Correction</u>
1. PROPERTY INFORMATION		
A. Current name of property:	<input type="text"/>	<input type="text"/>
B. Physical address of property:	<input type="text"/>	<input type="text"/>
C. Physical city, state, zip code:	<input type="text"/>	<input type="text"/>
D. Website:	<input type="text"/>	<input type="text"/>
E. Name of building/complex:	<input type="text"/>	<input type="text"/>
F. VPI ID:	<input type="text"/>	<input type="text"/>
2. VISITOR UNITS MANAGED BY YOU AT THIS ADDRESS		
A. Total number of visitor units for entire property	<input type="text"/>	<input type="text"/>
B. # that are operated as bed & breakfast	<input type="text"/>	<input type="text"/>
C. # that are operated as vacation rental (VR)	<input type="text"/>	<input type="text"/>
1. vacation rental condo (VR-Condo)	<input type="text"/>	<input type="text"/>
2. vacation rental house (VR-House)	<input type="text"/>	<input type="text"/>
3. vacation rental other (VR-Other)	<input type="text"/>	<input type="text"/>
D. # that are operated as hostel	<input type="text"/>	<input type="text"/>
E. # that are operated as apartment hotel	<input type="text"/>	<input type="text"/>
F. # that are registered as timeshare	<input type="text"/>	<input type="text"/>
G. # that are operated as timeshare	<input type="text"/>	<input type="text"/>
H. # of keys operated as timeshare	<input type="text"/>	<input type="text"/>
I. # that are operated as other	<input type="text"/>	<input type="text"/>
3. PROPERTY DESCRIPTION		
A. # of structures on property	<input type="text"/>	<input type="text"/>
B. # of floors on property	<input type="text"/>	<input type="text"/>
4. AVERAGE ROOM RATES DURING PEAK SEASON		
A. # that have rack rates Up to \$100/night	<input type="text"/>	<input type="text"/>
B. # that have rack rates \$101 to \$250	<input type="text"/>	<input type="text"/>
C. # that have rack rates \$251 to \$500	<input type="text"/>	<input type="text"/>
D. # that have rack rates Over \$500/night	<input type="text"/>	<input type="text"/>
E. TOTAL (A+B+C+D)	<input type="text"/>	<input type="text"/>
5. AVERAGE ROOM RATES DURING LOW SEASON		
A. # that have rack rates Up to \$100/night	<input type="text"/>	<input type="text"/>
B. # that have rack rates \$101 to \$250	<input type="text"/>	<input type="text"/>
C. # that have rack rates \$251 to \$500	<input type="text"/>	<input type="text"/>
D. # that have rack rates Over \$500/night	<input type="text"/>	<input type="text"/>
E. TOTAL (A+B+C+D)	<input type="text"/>	<input type="text"/>
6. YEAR PROPERTY FIRST OPENED:		
Year:	<input type="text"/>	<input type="text"/>
7. YEAR OF LAST MAJOR RENOVATION (Property restored to like-new condition):	<input type="text"/>	<input type="text"/>
8. CONTACT INFO:		
A. Contact Name/Title:	<input type="text"/>	<input type="text"/>
B. Contact Company:	<input type="text"/>	<input type="text"/>
C. Contact Address:	<input type="text"/>	<input type="text"/>
D. City, State, Zip Code:	<input type="text"/>	<input type="text"/>
E. Email:	<input type="text"/>	<input type="text"/>
F. Phone:	<input type="text"/>	<input type="text"/>
G. Fax:	<input type="text"/>	<input type="text"/>

New Properties Survey Form



The Hawai'i Tourism Authority is updating the State of Hawai'i annual Visitor Plant Inventory, the official census of visitor accommodations in the state. All information should be correct as of **May 1st, 2019**. Definitions for each property type are listed on the Property Type Definition Sheet on the prior page. Please return the form to Kloninger & Sims Consulting LLC in the self-addressed stamped envelope, by fax at (808) 441-6320 or via email (survey@kloningerandsims.com). For further information or clarification, please contact Kloninger & Sims Consulting LLC at (808) 457-1272. *Mahalo for your cooperation.*

SIGNATURE: _____

DATE: _____

2019 Data

1. PROPERTY INFORMATION

- A. Current name of property:
- B. Physical address of property:
- C. Physical city, state, zip code:
- D. Website:
- E. Name of building/complex:
- F. VPI ID:

2. VISITOR UNITS MANAGED BY YOU AT THIS ADDRESS

- A. Total number of visitor units for entire property
- B. # that are operated as bed & breakfast
- C. # that are operated as vacation rental (VR)
 - 1. vacation rental condo (VR-Condo)
 - 2. vacation rental house (VR-House)
 - 3. vacation rental other (VR-Other)
- D. # that are operated as hostel
- E. # that are operated as apartment hotel
- F. # that are registered as timeshare
- G. # that are operated as timeshare
- H. # of keys operated as timeshare
- I. # that are operated as other

3. PROPERTY DESCRIPTION

- A. # of structures on property
- B. # of floors on property

4. AVERAGE ROOM RATES DURING PEAK SEASON

- A. # that have rack rates Up to \$100/night
- B. # that have rack rates \$101 to \$250
- C. # that have rack rates \$251 to \$500
- D. # that have rack rates Over \$500/night
- E. TOTAL (A+B+C+D)

5. AVERAGE ROOM RATES DURING LOW SEASON

- A. # that have rack rates Up to \$100/night
- B. # that have rack rates \$101 to \$250
- C. # that have rack rates \$251 to \$500
- D. # that have rack rates Over \$500/night
- E. TOTAL (A+B+C+D)

6. YEAR PROPERTY FIRST OPENED:

Year: _____

--

7. YEAR OF LAST MAJOR RENOVATION

(Property restored to like-new condition): _____

--

8. CONTACT INFO:

- A. Contact Name/Title:
- B. Contact Company:
- C. Contact Address:
- D. City, State, Zip Code:
- E. Email:
- F. Phone:
- G. Fax:

AOUO Survey



The Hawai'i Tourism Authority is updating the State of Hawai'i annual Visitor Plant Inventory, the official census of visitor accommodations in the state. All information should be correct as of **May 1, 2019**. Definitions for each property type are listed on the Property Type Definition Sheet. Please sign the form and return it to Kloninger & Sims Consulting LLC by fax to (808) 441-5320 or email to survey@kloningerandsims.com. For further information or clarification, please contact Kloninger & Sims at (808) 457-1272. **Mahalo for your cooperation.**

1. PROPERTY INFORMATION:

- a) Name of building/complex _____
- b) Physical address of property: _____
- c) Physical city, state, zip code: _____
- d) Contact Name _____
- e) Contact Company: _____
- f) Email: _____
- g) Phone: _____
- h) Fax: _____
- i) Website: _____

2. PROPERTY UNIT COUNTS (TOTALS)

- a) # that are for visitor use
- b) # that are owner-occupied/residential tenants
- c) Total # units for entire property (a+b)

3. VISITOR UNITS

	Resort Management Co 1	Resort Management Co 2
a) Name of Resort Management Company		
b) # of visitor units managed by Resort Management Company		
c) Visitor Unit Type (ie. condo units, timeshare, villa)		

	Resort Management Co 3	Individual Vacation Unit (VRBO, Home Away, Rented by owner)
a) Name of Resort Management Company		
b) # of visitor units managed by Resort Management Company		
c) Visitor Unit Type (ie. condo units, timeshare, villa)		

SIGNATURE: _____ DATE: _____

Management Company Survey Spreadsheet

2019 State of Hawaii Visitor Plant Inventory Survey

Management Company:
 Contact Person:
 Title:
 Address:
 City, State Zip Code:
 Phone:
 Fax:
 Email:
 Website:

Property Name	Property Address	Total Property Units	Units designated for visitor use	Owner Occupied Units	Units Operated as a Hotel	Units Owned as a Condo and Operated as Hotel	Units Registered as Timeshare	Units Operated as Timeshare	Number of Keys Operated as Timeshare	Units Operated as VRU Condo	Units Operated as VRU House	Units that are B&B, VRU, Hostel, Apt, Hotel, Other	Units Managed by Your Company

NOTE: At minimum, please fill out property addresses, unit types, & number of units for each of the properties above.
 Please add any other properties you manage that we do not have on file.
 Please email or fax completed database to:
 Email: survey@kioningerandsims.com
 Fax: 808-441-5320
 Phone: 808-457-1272

Definition Sheet

VISITOR PLANT INVENTORY SURVEY DEFINITION SHEET

Apartment / Hotel	Visitor accommodations units typically located in low-rise apartment-style buildings and available for short-term rental. Units may have kitchens and laundry facilities. Front desk operations and housekeeping service are limited and sometimes non-existent.
Bed & Breakfast (B&B)	A lodging facility with a limited number of guest units, available for short-term rental. Services include breakfast in the daily rental rate. Typical bed and breakfast facilities may be small, quaint inns or family homes.
Condominium Hotel	A multi-unit property legally classified as a condominium with each unit individually deeded. Generally, units are collectively placed into transient hotel rental operations, offering most of the services of a hotel, such as daily housekeeping service and front desk operations. Condominium hotel units are larger than hotel units and include studios and one- to three-bedroom units, with kitchen and laundry facilities, available for transient use on short-term rental basis (30 days or less).
Hotel	A multi-unit lodging facility that provides room accommodations on a short-term rental basis. Services often include a pool, restaurant operations, and other "away from home" services such as daily housekeeping service and front desk operations.
Hostel	An inexpensive, limited-service lodging facility, often with dormitory-style accommodations. They are available for short-term rental and are frequently used by younger travelers.
Vacation Rental (VR)	<p>An individual vacation rental unit available for visitor use on a short-term basis (30 days or less). VRs usually include kitchens, laundry facilities, and parking garages. Services are very limited although some may include some housekeeping service.</p> <ul style="list-style-type: none"> • Vacation Rental in a Condominium Hotel (VR-Condo): A condominium hotel unit available for visitor use on a short-term basis. VR-Condos are not rented or managed by the condominium hotel management, but are available through individual owners, property managers, or Internet agencies. • Vacation Rental House (VR-House): A single-family dwelling property available for visitor use on a short-term basis. May be a house, townhouse, duplex, multiplex, cabin, villa or cottage, where the owner does not reside on the property. • Vacation Rental Other (VR-Other): Vacation rental units located in other types of properties not mentioned above. Includes private and shared rooms for visitor use and other non-traditional accommodations.
Timeshare	<p>A timeshare is a type of property ownership in which guests acquire a shared interest in a hotel or condominium hotel unit for a specific period of time and on a recurring basis. Timeshare ownership is typically defined by intervals (a set number of days and nights of annual use) or points (a "currency" that represents ownership and is used to establish value for seasons, unit sizes, and resort locations).</p> <p>"Operated" timeshare units are those that have been sold and are currently (as of May 1) available for visitor use. "Registered" units include operated units and units that are not yet operating as visitor rentals.</p> <p>Some timeshare units can be rented as one or two units as their design allows a single unit to be divided into two complete sections and operated as two units by securing a door between the sections. The number of keys operated as timeshare reflect the number of distinct keys available for each unit.</p>
Other	Includes lodges, inns, or any other form of property not included in the above definitions.
Owner-Occupied	Units not available for transient visitor use (30 days or less).
Not for visitor use	Includes owner-occupied units, residential rentals only, and units under remodeling.

APPENDIX B: Supplemental Report: Individually Advertised Units in Hawai‘i

Introduction

In addition to the survey data gathered for the Visitor Plant Inventory, data extracted from four vacation rental booking sites was also gathered. The Visitor Plant Inventory has traditionally included vacation rentals as a property type. Due to the large number of vacation rental properties and the fluid nature of the vacation rental supply, however, identifying and gathering survey data from vacation rentals has been a challenge. As a result, the Visitor Plant Inventory survey has likely undercounted the actual number of Vacation Rental Units. It should be noted that the four booking platforms represent relatively new channels of distribution for vacation rental properties, many of which have been in operation for decades and have historically been counted by the Visitor Plant Inventory survey.

The data extraction from the booking sites represents a point-in-time analysis. As properties are added to or removed from the booking sites, the number of Vacation Rental Units advertised on the sites will change. The four booking sites analyzed were:

- Airbnb
- Booking
- HomeAway
- TripAdvisor

This year’s study, Booking was added to the sample, replacing VRBO. The change was made in part because of the high degree of overlap between HomeAway and its subsidiary VRBO. It also reflects the growth that the Booking vacation rental platform has achieved. A new data extraction sub-contractor was hired for the 2019 analysis, Transparent Intelligence, Inc. The tables on the following pages present comparisons between 2018 and 2019 data.

Prior to 2018, an estimate of the number of unique visitor units listed on the vacation rental platforms, net of double and triple counting, was provided at the end of the section. Similar to the 2018 study, this year there is no separate estimate of the number of Individually Advertised Vacation Rental Units due to the enhanced ability to identify and delete duplicate listings. The data sub-contractors retained for both the 2018 and 2019 used similar technology for identifying and eliminating double and triple counting of listings.

Individually Advertised Vacation Rentals Trends

Based on data extracted from the four booking websites, there were 33,118 Individually Advertised Vacation Rental Units listed in the State of Hawai'i in 2019, as shown in Table 14. This represents a 9.9 percent increase from 2018's 30,139 units. In comparing the two years' data, it should be noted that some of the difference could be attributable to the change in booking sites analyzed. We also note that the 2019 data were extracted in October, following the August 1 effective date of new vacation rental enforcement regulation on O'ahu. O'ahu's listing count decreased by 7.7 percent year over year, while the number of listings increased year over year in each of the other counties.

The total number of bedrooms available in Individually Advertised Units was 57,524 (up 16.6 percent), as can be seen in Table 15.

Table 14: Individually Advertised Units by Island

Island	Number of Individually Advertised Units		
	2019	2018	Change from 2018
Hawai'i Island	7,793	7,051	10.5%
Kaua'i	5,086	3,774	34.8%
Lāna'i	13	23	-43.5%
Maui	11,164	9,531	17.1%
Moloka'i	298	265	12.5%
O'ahu	8,764	9,495	-7.7%
State of Hawai'i	33,118	30,139	9.9%

Table 15: Estimated Number of Bedrooms by Island

Island	Total Estimated Number of Bedrooms		
	2019	2018	Change from 2018
Hawai'i Island	15,258	13,396	13.9%
Kaua'i	10,327	6,981	47.9%
Lāna'i	25	55	-54.5%
Maui	17,606	14,210	23.9%
Moloka'i	397	322	23.3%
O'ahu	13,911	14,384	-3.3%
State of Hawai'i	57,524	49,348	16.6%

In Table 16, data on Individually Advertised Vacation Rental Units are broken down by island and type. VR Houses and VR Condos represent the overwhelming majority of the units that were individually advertised on the four booking sites analyzed. VR Condos represent the largest share of the state's supply of Individually Advertised Vacation Rental Units, accounting for 21,181 of the 33,118 units. The 9,421 Maui VR Condos represented the largest share of the state's VR Condos, followed by O'ahu's 5,404 VR Condo units.

VR Houses accounted for the second highest share of Individually Advertised Vacation Rental Units, with 6,904. Hawai'i Island reported the greatest number of VR Houses, (3,078), followed by O'ahu's 1,552. Notably, the number of VR Houses on O'ahu in 2019 decreased by 46.4 percent from the 2,895 reported for 2018. New vacation rental regulation on O'ahu as of August 1, 2019 likely contributed to the decrease in VR Houses on the island.

Individually Advertised Units: Shared Accommodations

Airbnb is the only one of the booking sites analyzed that lists shared accommodations, meaning the guest is only renting part of a unit. These include Private Rooms (a room within a unit occupied by the host or another guest) or a Shared Room (the guest shares a room with others). As seen in Table 16, shared accommodations represented a small share of the total units listed on Airbnb in Hawai'i during our extraction analysis, with Private rooms accounting for 2,791 units statewide and Shared Rooms contributing another 126 units.

Table 16: Individually Advertised Units by Type

Island	VR House	VR Condo	B&B	Private Room	Shared room	Other	Total
Hawai'i Island	3,078	2,521	69	1,124	30	971	7,793
Kaua'i	1,143	3,579	4	167	2	191	5,086
Lāna'i	10	-	-	3	-	-	13
Maui	1,102	9,421	10	359	17	255	11,164
Moloka'i	19	256	-	4	-	19	298
O'ahu	1,552	5,404	10	1,134	77	587	8,764
State of Hawai'i	6,904	21,181	93	2,791	126	2,023	33,118

% of total	VR House	VR Condo	B&B	Private Room	Shared room	Other	Total
Hawai'i Island	44.6%	11.9%	74.2%	40.3%	23.8%	48.0%	23.5%
Kaua'i	16.6%	16.9%	4.3%	6.0%	1.6%	9.4%	15.4%
Lāna'i	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Maui	16.0%	44.5%	10.8%	12.9%	13.5%	12.6%	33.7%
Moloka'i	0.3%	1.2%	0.0%	0.1%	0.0%	0.9%	0.9%
O'ahu	22.5%	25.5%	10.8%	40.6%	61.1%	29.0%	26.5%
State of Hawai'i	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 17 (page 61) presents data collected on the price categories of Individually Advertised Vacation Rental Units in Hawai'i. These data can be compared with data collected by the Visitor Plant Inventory survey, which reports price category data across a variety of accommodation types.

Based on the data collected from the four vacation rental booking sites, Budget and Standard price class units represented a much larger share of the Individually Advertised Vacation Rental Units compared with the overall supply of visitor units. Budget-priced units (up to \$100/night) represented 5.5 percent of the Individually Advertised Vacation Rental Units, compared with 3.2 percent of the overall supply of visitor units that were Budget. In the 2018 study of Individually Advertised Vacation Rental Units, 12.7 percent of the statewide inventory was in the Budget category, possibly due to price increases at existing units that moved units from the Budget to the Standard price category.

In 2019, 36.6 percent of the Individually Advertised Vacation Rental Units were in the Standard price category (\$101 to \$250/night), compared with 47.1 percent of the supply in 2018. The decrease in share suggests pricing increases during 2019 that moved inventory from the Standard category to Deluxe (\$251 to \$500/night.) Statewide, the Deluxe category accounted for 44.1 percent of the supply, up from 25.5 percent in 2018. The share of Luxury (Over \$500/night) Individually Advertised Vacation Rental Units decreased from 14.7 percent to 13.8 percent in 2019.

Among the major islands, Kaua'i and Maui had very little Budget inventory, 0.2 percent and 0.7 percent, respectively. Those islands also reported the highest shares of Luxury inventory, at 25.3%

and 16.2 percent, respectively. Relatively speaking, Hawai'i Island and O'ahu offered more low-priced vacation rentals, while Kaua'i and Maui's inventory skewed to the higher price categories.

Table 17: Individually Advertised Units by Island and Class of Unit

Island	Class	PERCENT OF TOTAL UNITS		Percentage Point Change from 2018
		2019	2018	
Hawai'i Island	Budget (Up to \$100)	12.1%	21.8%	-9.7%
	Standard (\$101 to \$250)	51.1%	47.8%	3.3%
	Deluxe (\$251 to \$500)	27.6%	17.5%	10.0%
	Luxury (Over \$500/Night)	9.3%	12.9%	-3.6%
	Total	100.0%	100.0%	
Kaua'i	Budget (Up to \$100)	0.2%	2.9%	-2.7%
	Standard (\$101 to \$250)	20.6%	42.6%	-22.0%
	Deluxe (\$251 to \$500)	53.9%	39.7%	14.2%
	Luxury (Over \$500/Night)	25.3%	14.8%	10.5%
	Total	100.0%	100.0%	
Lāna'i	Budget (Up to \$100)	0.0%	4.3%	-4.3%
	Standard (\$101 to \$250)	46.2%	26.1%	20.1%
	Deluxe (\$251 to \$500)	30.8%	34.8%	-4.0%
	Luxury (Over \$500/Night)	23.1%	34.8%	-11.7%
	Total	100.0%	100.0%	
Maui	Budget (Up to \$100)	0.7%	2.2%	-1.5%
	Standard (\$101 to \$250)	22.4%	43.0%	-20.6%
	Deluxe (\$251 to \$500)	60.7%	36.5%	24.2%
	Luxury (Over \$500/Night)	16.2%	18.4%	-2.2%
	Total	100.0%	100.0%	
Moloka'i	Budget (Up to \$100)	0.0%	24.2%	-24.2%
	Standard (\$101 to \$250)	78.9%	68.2%	10.6%
	Deluxe (\$251 to \$500)	21.1%	6.4%	14.8%
	Luxury (Over \$500/Night)	0.0%	1.3%	-1.3%
	Total	100.0%	100.0%	
O'ahu	Budget (Up to \$100)	9.0%	19.8%	-10.8%
	Standard (\$101 to \$250)	49.8%	51.8%	-2.0%
	Deluxe (\$251 to \$500)	32.9%	15.5%	17.3%
	Luxury (Over \$500/Night)	8.3%	12.8%	-4.5%
	Total	100.0%	100.0%	
Statewide	Budget (Up to \$100)	5.5%	12.7%	-7.2%
	Standard (\$101 to \$250)	36.6%	47.1%	-10.5%
	Deluxe (\$251 to \$500)	44.1%	25.5%	18.6%
	Luxury (Over \$500/Night)	13.8%	14.7%	-1.0%
	Total	100.0%	100.0%	

As shown in Table 18, 26.7 percent of the state's VR Houses were in the Luxury category (over \$500/night), compared with 12.7 percent of VR Condos, likely due to houses tending to be larger and have a greater number of bedrooms than condominiums. The Budget category (up to \$100/night) of VR House represented 2.6 percent of the market, compared with 1.1 percent of the VR Condo market in 2019. Deluxe (\$251 to \$500/night) priced units represented the largest share of both the VR House and VR Condo markets. In the 2018 study, the Standard category (\$101 to

\$250) represented the largest share of both the VR House and VR Condo inventories, again suggesting increased pricing for vacation rentals in the state.

Table 18: Individually Advertised Units by Type and Class of Unit

Property Type	Class	PERCENT OF TOTAL UNITS		Percentage Point Change from 2018
		2019	2018	
Vacation Rental House	Budget (Up to \$100)	2.6%	17.3%	-14.6%
	Standard (\$101 to \$250)	32.7%	34.3%	-1.6%
	Deluxe (\$251 to \$500)	37.9%	24.1%	13.8%
	Luxury (Over \$500/Night)	26.7%	24.3%	2.4%
	Total	100.0%	100.0%	
Vacation Rental Condo	Budget (Up to \$100)	1.1%	9.3%	-8.2%
	Standard (\$101 to \$250)	33.1%	53.7%	-20.6%
	Deluxe (\$251 to \$500)	53.4%	26.7%	26.7%
	Luxury (Over \$500/Night)	12.4%	10.3%	2.2%
	Total	100.0%		
Bed & Breakfast	Budget (Up to \$100)	12.9%	25.8%	-12.9%
	Standard (\$101 to \$250)	61.3%	62.9%	-1.6%
	Deluxe (\$251 to \$500)	25.8%	10.4%	15.4%
	Luxury (Over \$500/Night)	0.0%	0.9%	-0.9%
	Total	100.0%	100.0%	
Other	Budget (Up to \$100)	9.9%	30.9%	-21.0%
	Standard (\$101 to \$250)	64.2%	40.3%	23.8%
	Deluxe (\$251 to \$500)	23.0%	18.5%	4.4%
	Luxury (Over \$500/Night)	3.0%	10.3%	-7.3%
	Total	100.0%	100.0%	
Private Room	Budget (Up to \$100)	39.2%	N/A	N/A
	Standard (\$101 to \$250)	53.2%	N/A	N/A
	Deluxe (\$251 to \$500)	7.0%	N/A	N/A
	Luxury (Over \$500/Night)	0.5%	N/A	N/A
	Total	100.0%	N/A	N/A
Shared Room	Budget (Up to \$100)	84.1%	N/A	N/A
	Standard (\$101 to \$250)	14.3%	N/A	N/A
	Deluxe (\$251 to \$500)	1.6%	N/A	N/A
	Luxury (Over \$500/Night)	0.0%	N/A	N/A
	Total	100.0%	N/A	N/A
Statewide	Budget (Up to \$100)	5.5%	12.7%	-7.2%
	Standard (\$101 to \$250)	36.6%	47.1%	-10.5%
	Deluxe (\$251 to \$500)	44.1%	25.5%	18.6%
	Luxury (Over \$500/Night)	13.8%	14.7%	-1.0%
	Total	100.0%	100.0%	

Individually Advertised Vacation Rental Units and Housing Units

As shown in the tables below and island maps on the following pages, most of the Individually Advertised Vacation Rental Units were located within the state’s resort areas. It is likely that most of these units have historically been available as visitor units and as such are accounted for in the Visitor Plant Inventory survey. For such units, the four booking sites studied represent a relatively new channel of distribution.

While the largest numbers of Individually Advertised Vacation Rental Units were located within traditional resort areas, the tables also show that there were vacation rentals available in almost every zip code across the state.

Table 19: Hawai‘i Island: Individually Advertised Units by Zip Code

City/Area	Zip Code	Individually Advertised Units	Housing Units	Individually Advertised Units per 100 Housing Units
Captain Cook	96704	444	2,938	15.1
Hakalau	96710	9	275	3.3
Hawai‘i Volcanoes National Park	96718	2	N/A	-
Hāwī	96719	33	655	5.0
Hilo	96720 / 96721	543	17,770	3.1
Hōlualoa	96725	135	1,469	9.2
Hōnaunau	96726	7	271	2.6
Honoka‘a	96727	66	1,857	3.6
Honolulu	96728	23	253	9.1
Kailua-Kona	96745 / 96740 / 96739	3,000	16,843	17.8
Kamuela	96743	996	5,668	17.6
Kapa‘au	96755	28	1,384	2.0
Kea‘au	96749	352	6,645	5.3
Kealahou	96750	77	1,466	5.3
Kurtistown	96760	12	1,335	0.9
Laupāhoehoe	96764	16	357	4.5
Mountain View	96771	220	3,660	6.0
Nā‘ālehu	96772	50	1,089	4.6
Nīnole	96773	13	105	12.4
Ocean-View	96737	10	2,450	0.4
Ookala	96774	-	124	0.0
Paauilo	96776	8	607	1.3
Pāhala	96777	40	575	7.0
Pāhoa	96778	587	6,685	8.8
Pāpa‘ikou	96781	71	654	10.9
Papaaloa	96780	9	202	4.5
Pepeekeo	96783	51	789	6.5
Volcano	96785	171	1,776	9.6
Waikoloa	96738	820	4,421	18.5

Table 20: Kaua'i Individually Advertised Units by Zip Code

City/Area	Zip Code	Individually Advertised Units	Housing Units	Individually Advertised Units per 100 Housing Units
Anahola	96703	44	899	4.9
Eleele	96705	-	828	0.0
Hanalei	96714	224	959	23.4
Hanapēpē	96716	-	982	0.0
Kalāheo	96741	10	2,370	0.4
Kapa'a	96746	827	8,134	10.2
Kaumakani	96747	-	219	0.0
Kealia	96751	1	69	1.4
Kekaha	96752	37	1,382	2.7
Kīlauea	96754	126	1,706	7.4
Kōloa	96756	1,875	3,247	57.7
Lāwa'i	96765	-	210	0.0
Līhu'e	96766 / 96715	298	5,296	5.6
Makaweli	96769	1	185	0.5
Princeville	96722	1,619	2,464	65.7
Waimea	96796	24	887	2.7

Table 21: Maui Individually Advertised Units by Zip Code

City/Area	Zip Code	Individually Advertised Units	Housing Units	Individually Advertised Units per 100 Housing Units
Haiku	96708	180	4,394	4.1
Hāna	96713	85	964	8.8
Kahului	96732	23	7,638	0.3
Kīhei	96753	5,396	18,059	29.9
Kula	96790	54	3,664	1.5
Lahaina / Kapalua	96761 / 96767	4,771	11,928	40.0
Makawao / Pukalani	96768 / 96788	47	6,729	0.7
Pā'ia	96779	148	1,292	11.5
Wailuku	96793	460	10,564	4.4

Table 22: Moloka'i and Lāna'i Individually Advertised Units by Zip Code

City/Area	Zip Code	Individually Advertised Units	Housing Units	Individually Advertised Units per 100 Housing Units
Lānai	96763	13	1,545	0.8
Moloka'i: Kaunakakai	96748	152	2,159	7.0
Moloka'i: Kualapuu	96757	-	290	0.0
Moloka'i: Maunaloa	96770	138	757	18.2
Moloka'i and Lāna'i Combined		311	5,147	6.0

Table 23: O’ahu Individually Advertised Units by Zip Code

City/Area	Zip Code	Individually Advertised Units	Housing Units	Individually Advertised Units per 100 Housing Units
Aiea	96701/96818	51	14,008	0.4
Ewa Beach	96706	98	18,319	0.5
Hale'iwa	96712	437	3,028	14.4
Hau'ula	96717	191	1,826	10.5
Honolulu: Aina Haina & Niu Valley	96821	114	7,295	1.6
Honolulu: Ala Moana	96814	175	11,187	1.6
	96801			
Honolulu: Downtown	96812	125	10,542	1.2
	96813			
Honolulu: Hawai'i Kai	96825	153	11,592	1.3
Honolulu: Kāhala & Kaimukī	96816	315	18,914	1.7
Honolulu: Mānoa	96822	89	19,372	0.5
Honolulu: Mō'ili'ili	96826	109	15,948	0.7
Honolulu: Moanalua	96819	61	12,399	0.5
Honolulu: Nu'uuanu	96817	73	20,157	0.4
Honolulu: Waikīkī	96815	4,444	22,750	19.5
Ka'a'awa	96730	30	617	4.9
Kahuku	96731	260	1,297	20.0
Kailua	96734	549	16,548	3.3
Kāne'ohe	96744	156	17,803	0.9
Kapolei	96707	459	12,461	3.7
Kunia	96759	1	119	0.8
Lā'ie	96762	93	1,188	7.8
Mililani	96789	26	18,650	0.1
Pearl City	96782	34	12,089	0.3
Wahiawā	96786	25	12,842	0.2
Wai'anae	96792	379	13,376	2.8
Waialua	96791	205	2,776	7.4
Waimānalo	96795	82	2,494	3.3
Waipahu	96797	30	19,986	0.2

Figure 41: Hawai'i Island Number of Individually Advertised Units by Zip Code

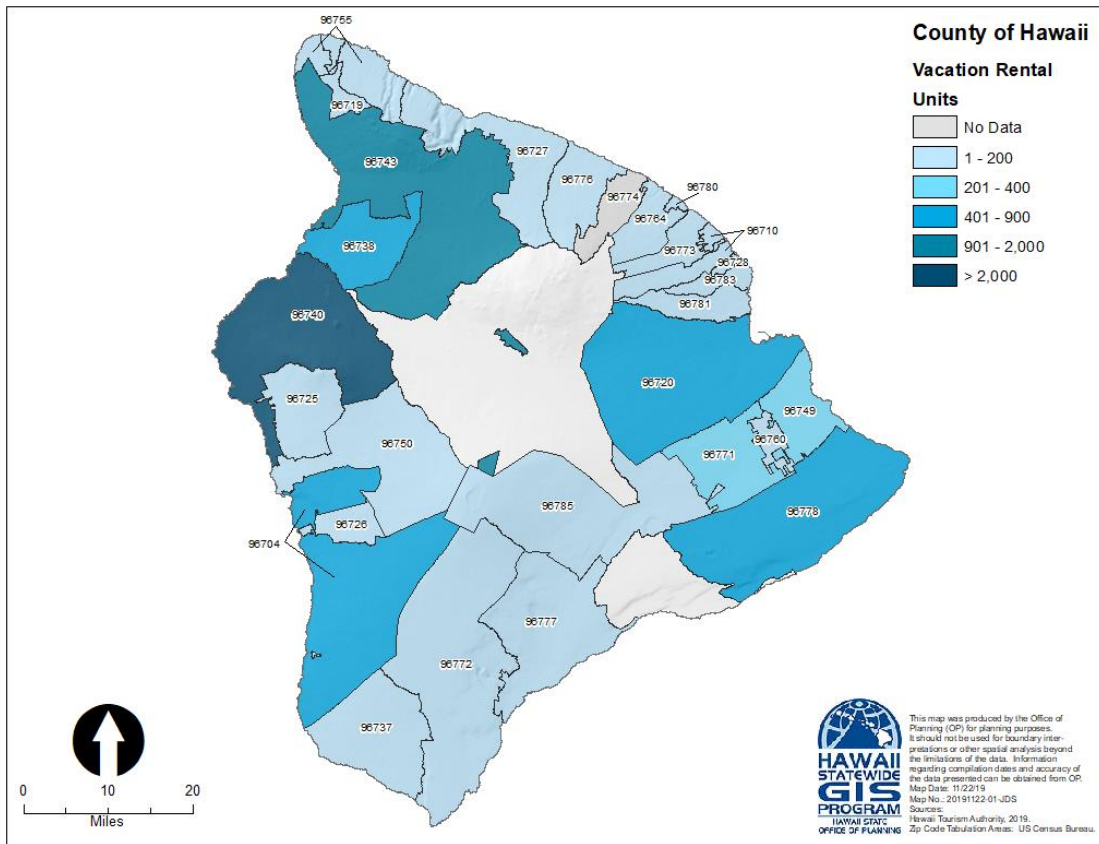


Figure 42: Hawai'i Island Individually Advertised Units Density by Zip Code

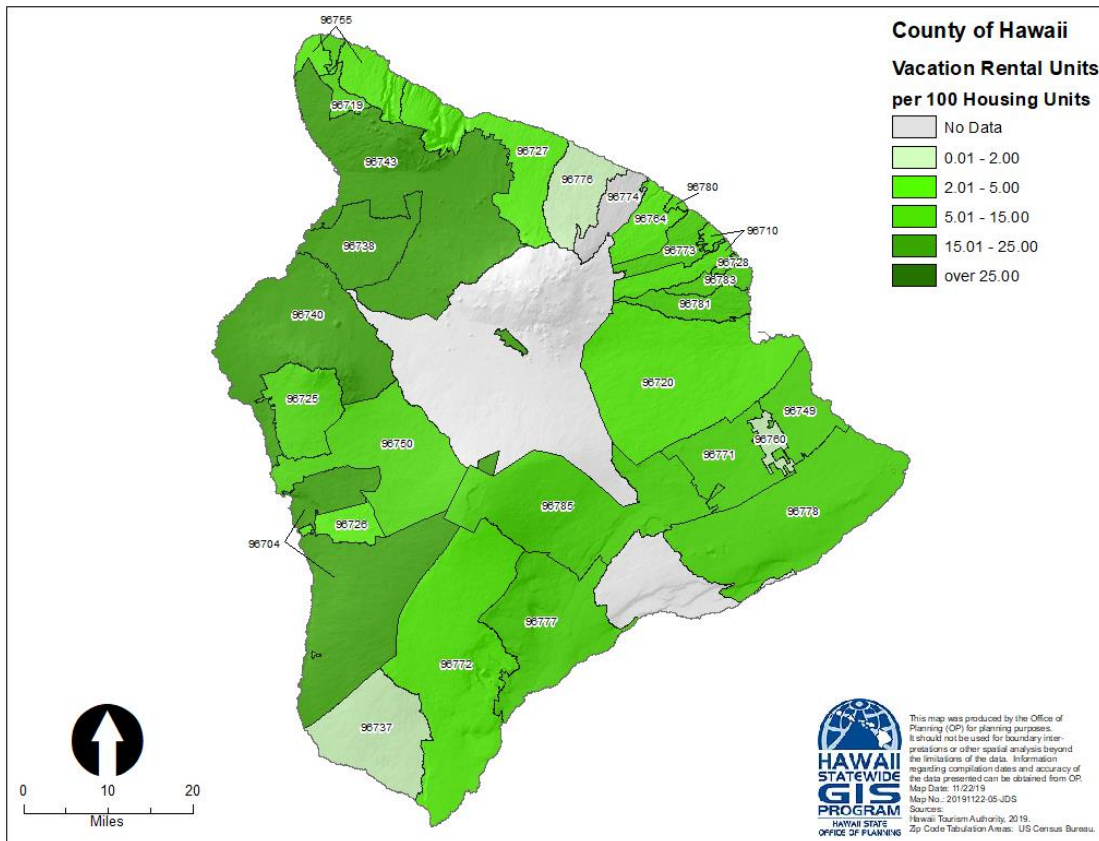


Figure 43: Kaua'i Number of Individually Advertised Units by Zip Code

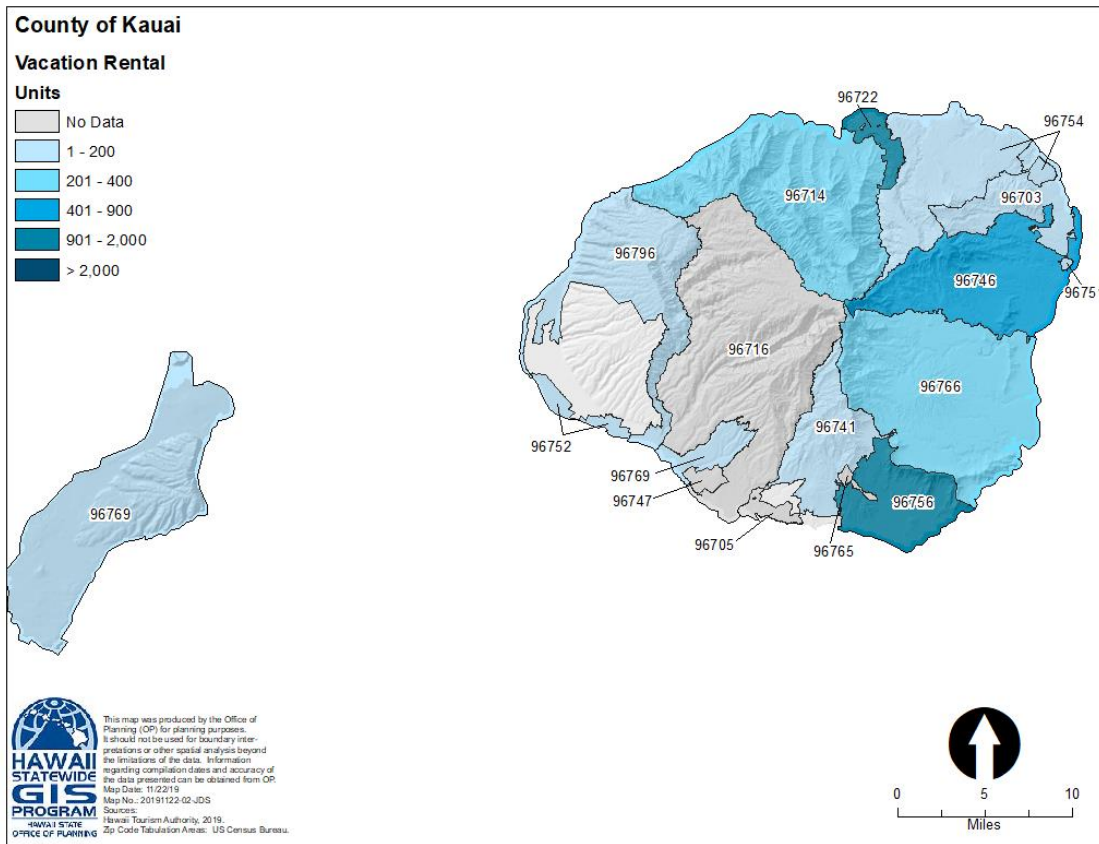


Figure 44: Kaua'i Individually Advertised Units Density by Zip Code

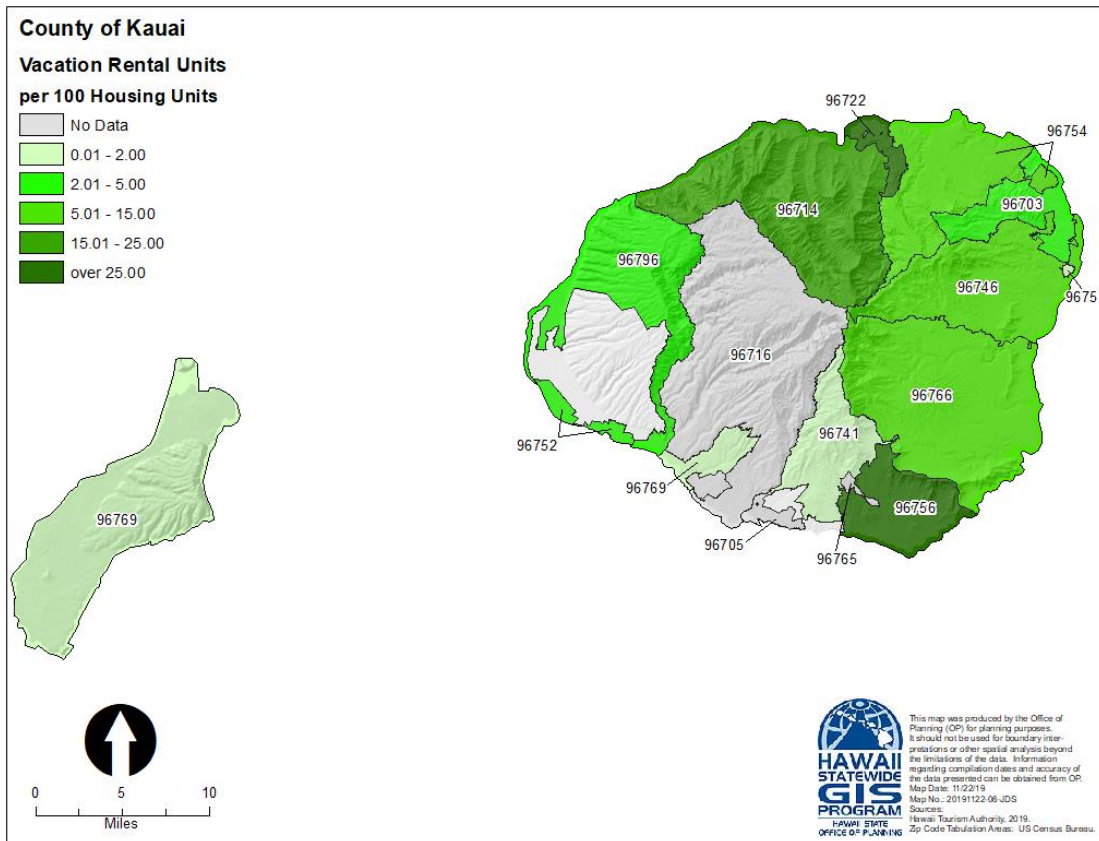


Figure 45: Maui County Number of Individually Advertised Units by Zip Code

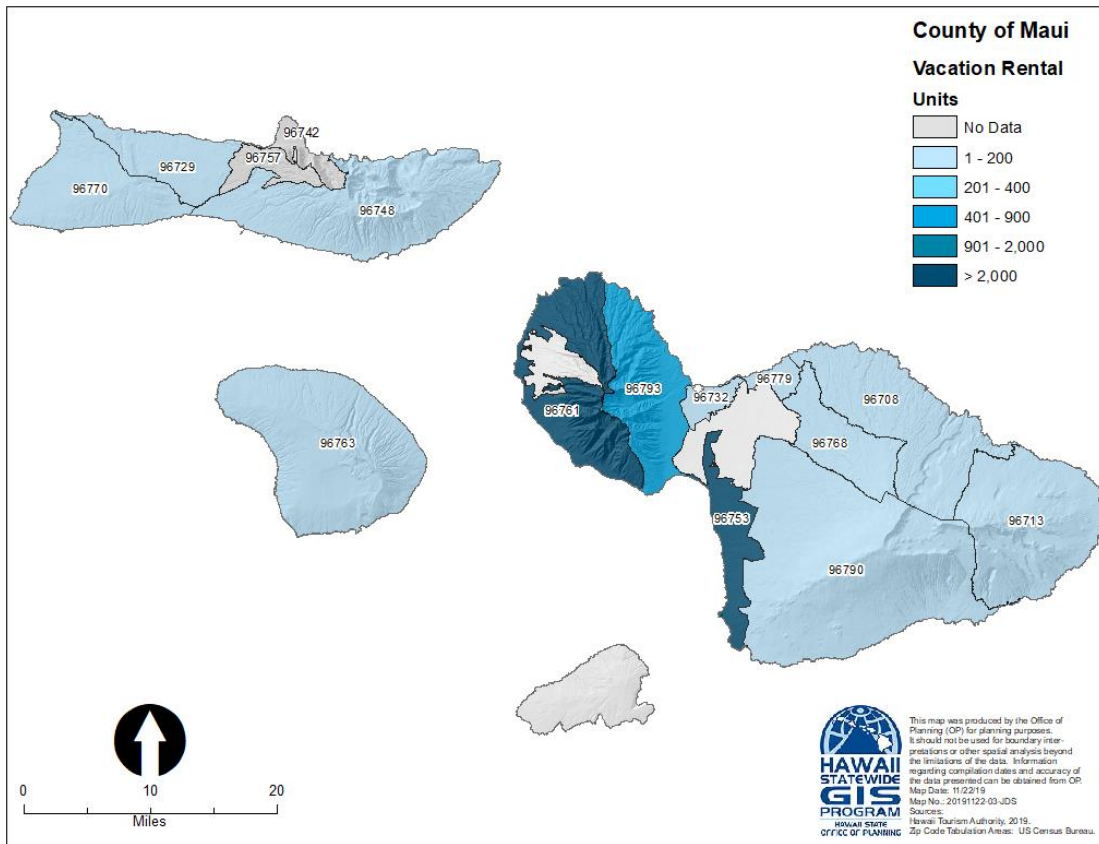


Figure 46: Maui County Individually Advertised Units Density by Zip Code

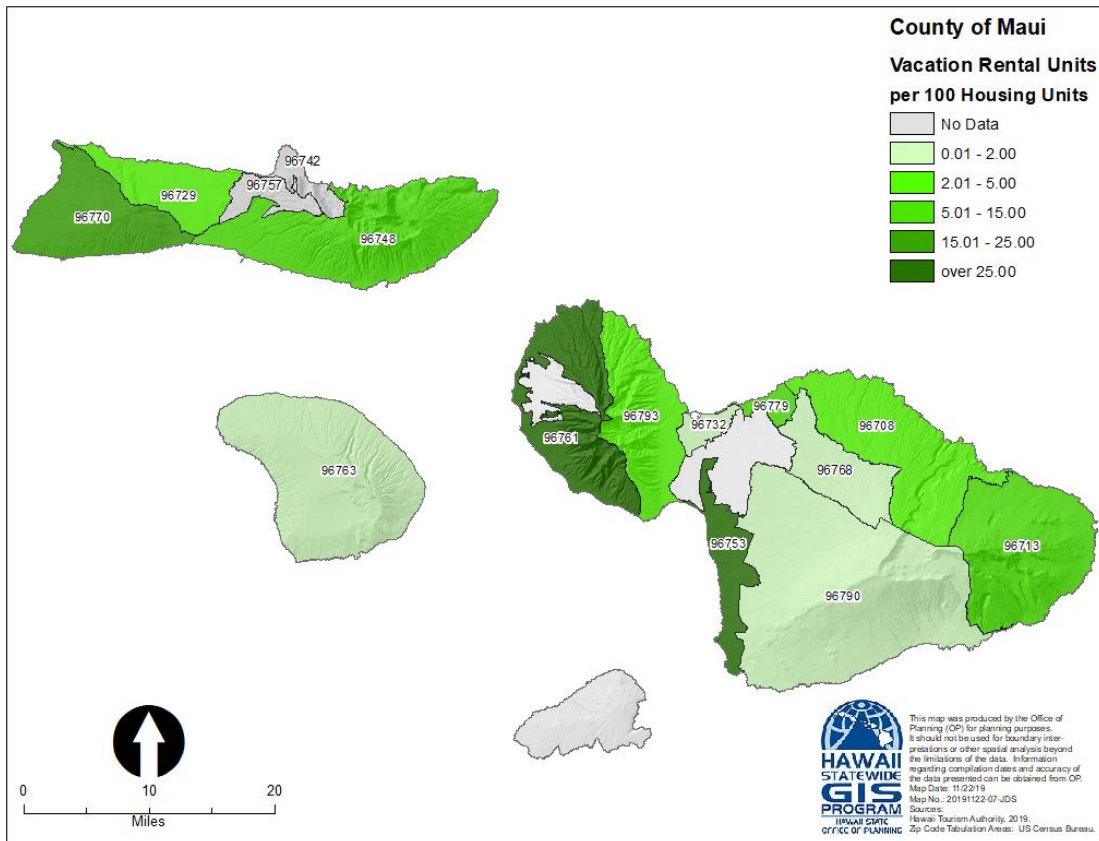


Figure 47: O'ahu Number of Individually Advertised Units by Zip Code

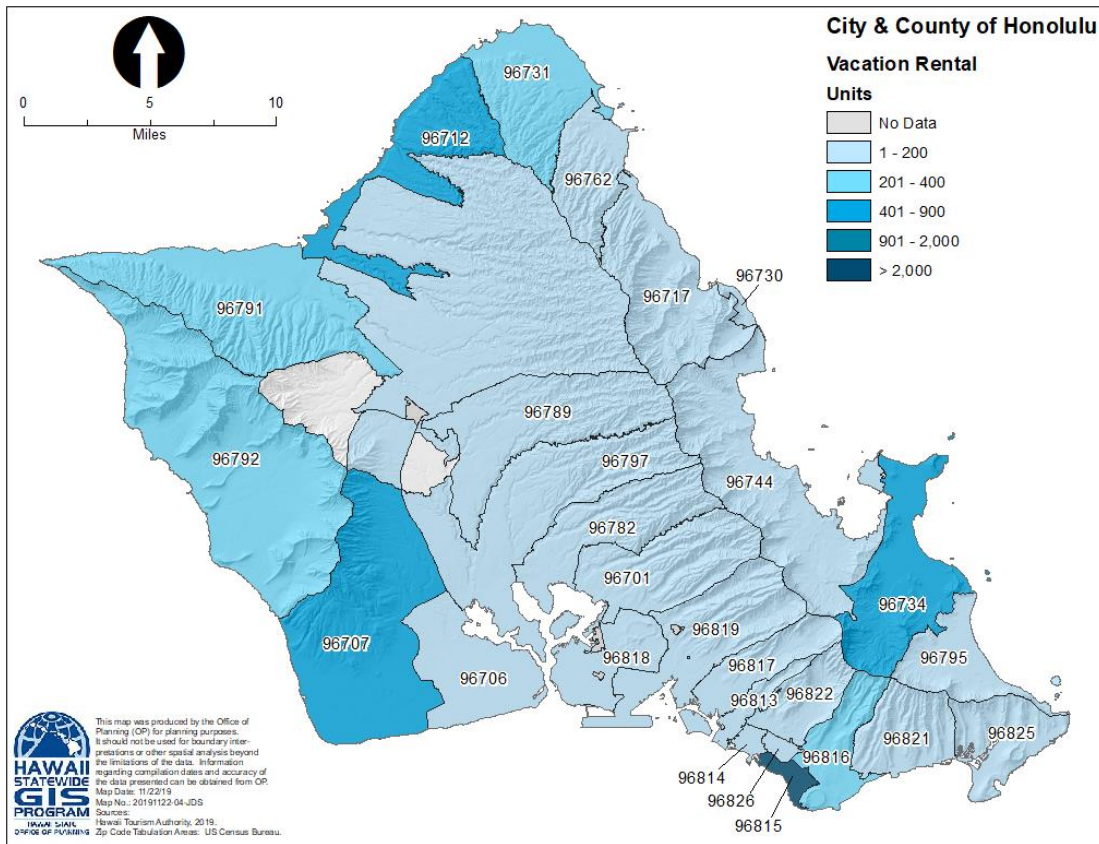


Figure 48: O'ahu Individually Advertised Units Density by Zip Code

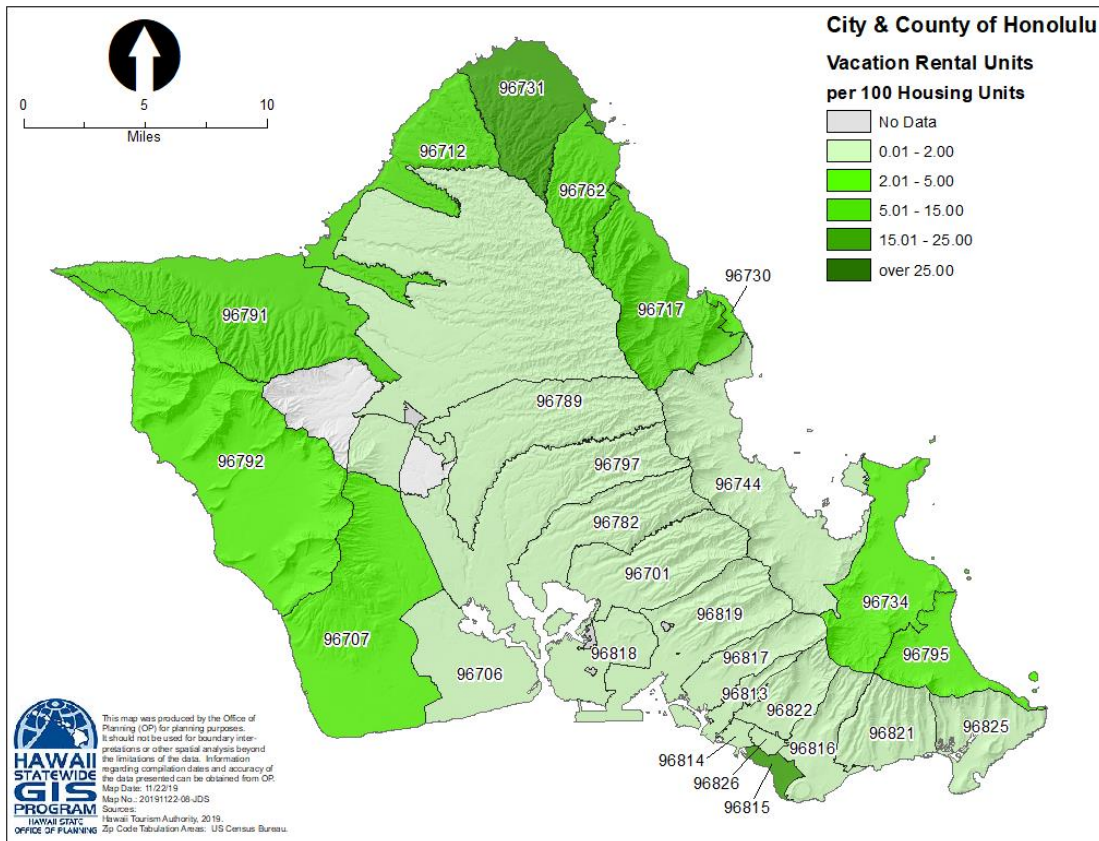


Table 24: Number of Lodging Units in the State of Hawai'i by Type

Lodging Type	2019		2018	
	Units	% Mix	Units	% Mix
Hotel	43,217	43.2%	43,857	45.1%
Condo Hotel	10,400	10.4%	10,615	10.9%
Timeshare	12,090	12.1%	11,923	12.3%
Hostel	370	0.4%	339	0.3%
Apartment Hotel	107	0.1%	101	0.1%
Other	815	0.8%	346	0.4%
Individually Advertised Units (Vacation Rentals)	33,118	33.1%	30,139	31.0%
Total	100,117	100.0%	97,320	100.0%

Table 24 summarizes the data on statewide total units by type, including the Individually Advertised Units in place of the Vacation Rental count as determined by the traditional survey method. As discussed previously, the method of extracting data from the vacation rental platforms changed in 2019, making direct comparisons to the 2018 unit count for Individually Advertised Units difficult. Lastly, it should be noted that some of the Individually Advertised Units are available as a rental unit only a limited number of nights during the year. In comparison, a hotel room is typically available for rent 365 nights a year.

METHODS AND PROCEDURES: Individually Advertised Units In Hawai‘i

The analysis of individually advertised vacation rentals in the State of Hawai‘i was performed based on data extracted from four booking websites:

- Airbnb
- Booking
- Homeaway
- TripAdvisor

In previous years, different booking sites were used for the study. The sample has changed over time to reflect changes in the booking site industry.

Data Extraction

A data subcontractor, Transparent, was retained to conduct the booking site data extraction. The change was made based on additional capabilities that Transparent offers. The extractions were conducted in September of 2019. For each unit listed on each of the four booking websites, we attempted to extract the following data:

- Property Name
- Property Identification Number
- Property Description
- Island
- Area
- Zip Code
- Property Type
- Number of Bedrooms
- Number of Bathrooms
- Number of Guests unit Accommodates
- Nightly Rate
- Property Image
- Listing URL
- Host Name or Operator

The data extracted from each booking website were exported into an Excel file.

Housing Data

Housing data for all islands was obtained from the U.S. Census Bureau’s 2010 Census data.

Data Processing

In previous years, the extracted data files were processed to identify and eliminate duplicate listings. Within the data set for each booking platform, it was possible to identify duplicate listings for individual properties to the extent that the platforms assign unique identification numbers to each listing. The ability to identify individual properties that were listed on multiple platforms was very limited. As a result, the data reported in previous Visitor Plant Inventories for the number of Individually Advertised Vacation Rental Units overstated the true number of unique listings. A separate estimate of unique listings was provided at the end of the section.

The new data subcontractor has the ability to identify duplicate listings by comparing the listings. Accordingly, duplicate listings had been eliminated from the data files provided to us. It was not necessary to separately estimate the number of unique listings.

DEFINITIONS: Individually Advertised Units In Hawai'i

Type of Units

An individual property may include more than one type of unit. If a property has more than one unit type, the majority unit type was used to determine the property type for the purposes of this report. Units were categorized as follows:

Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, available for short-term rental. Services include breakfast in the daily rental rate. Typical bed and breakfast facilities may be small, quaint inns or family homes.

Vacation Rental Unit (VRU): An individual vacation rental unit available for visitor use on a short-term basis (30 days or less). VRs usually include kitchens, laundry facilities, and parking garages. Services are very limited although some may include some housekeeping service.

- **Vacation Rental in a Condominium Hotel (VR-Condo):** A condominium hotel unit available for visitor use on a short-term basis. VR-Condos are not rented or managed by the condominium hotel management, but are available through individual owners, property managers, or Internet agencies.
- **Vacation Rental House (VR-House):** A single-family dwelling property available for visitor use on a short-term basis. May be a house, townhouse, duplex, multiplex, cabin, villa or cottage, where the owner does not reside on the property.

Private Room: Accommodations where a visitor rents a private room for sleeping, but share common areas such as kitchen, living room, or bathroom with others. The host is the main resident.

Shared Room: Accommodations where a visitor share the entire space with others and do not have a private room to themselves. The host is the main resident.

Other: Includes lodges, inns, or any other form of property not included in the above definitions.

Class of Units

The Visitor Plant Inventory survey also included questions about the class of units at each property. The subsequent tables show the percent of each class of units available by island. Units were classified as follows:

Class	Price Range (Rack Rate)
Budget	Up to \$100 per night
Standard	\$101 to \$250 per night
Deluxe	\$251 to \$500 per night
Luxury	Over \$500 per night