

FREQUENTLY ASKED QUESTIONS (FAQs) ABOUT
TRANSIENT VACATION UNIT (RENTALS) AND BED AND BREAKFAST HOMES

1. What is a Transient Vacation Unit (TVU)?
Transient Vacation Unit means a dwelling unit (room or rooms connected together, constituting an independent housekeeping unit for a family and containing a single kitchen) or lodging unit (room or rooms connected together, constituting an independent living unit for a family which does not contain any kitchen) which is provided for compensation to transient occupants for less than 30 days, other than a bed and breakfast home. For the purpose of this definition, compensation includes, but is not limited to, monetary payment, services or labor of employees. (Chapter 21, Article 10)
2. What is a Bed and Breakfast (B&B) Home?
Bed and Breakfast Home means a use in which overnight accommodations are provided to guests for compensation, for periods of less than 30 days, in the same detached dwelling as that occupied by an owner, lessee, operator or proprietor of the detached dwelling. (Chapter 21, Article 10)
3. What is a Corporate Retreat?
A Corporate Retreat means a transient vacation unit which is provided with or without monetary compensation by a business, company or corporation, including a nonprofit corporation, to transient occupants, including but not limited to employees, directors, executives or shareholders of the business, company or corporation. (Chapter 21, Article 10)
4. Where are Transient Vacation Units (TVUs) Permitted?
The Land use Ordinance (LUO), Ordinance No. 86-96, which took effect on October 22, 1986, prohibited transient rentals (rentals for less than 30 days) of dwellings or lodging units (including apartments), not located in areas zoned for resort uses; i.e. the Resort District or Resort Mixed Use Precinct of Waikiki. Ordinance No. 89-154, which took effect on December 28, 1989, specifically prohibited new Bed and Breakfast homes in all zoning districts. It also required operators of existing Transient Vacation Units (TVUs) and Bed and Breakfast (B&B) homes to prove that they were in operation before October 22, 1986, and December 28, 1989, respectively, and to obtain a Nonconforming Use Certificate (NUC) from the Department of Planning and Permitting (formerly the Department of Land Utilization) by September 28, 1990. (NUC Fact Sheet)
5. What are some of the Restrictions for TVU and B&B use?
 - (a) TVU unit (including accessory structures) and Bed and Breakfast rooms may not be enlarged. (NUC Fact Sheet)
 - (b) If the transient use is discontinued for 12 consecutive months or more, the nonconforming status is lost and the transient use cannot be resumed. (NUC Fact Sheet)
 - (c) Transient Vacation Units must meet residential occupancy limits. The unit may be occupied by a family of any size, consisting of a person or persons all related by blood, adoption or marriage, or by no more than five (5) unrelated persons. (NUC Fact Sheet)
 - (d) B&B guests and roomers (occupancy for compensation for periods of 30 or more days) are not permitted at the same time. No more than two (2) B&B rooms and no more than four (4) guests at any one time are permitted in a B&B home. There must be one (1) off-street parking space provided for each B&B room. (NUC Fact Sheet)
6. What properties are approved for TVU or B&B transient use and have been issued a Nonconforming Use Certificate?
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