THE SENATE TWENTY-FIFTH LEGISLATURE, 2010 STATE OF HAWAII S.B. NO. ²⁹⁵¹ S.D. 2 H.D. 1

A BILL FOR AN ACT

RELATING TO AGRICULTURE.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

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PART I

SECTION 1. The legislature finds that to widen Saddle
Road, in the county of Hawaii, the department of land and
natural resources established conservation easements on public
land leased for pasture or special livestock use. Consequently,
the lessee ranchers suffered serious financial losses.

7 The department of land and natural resources established 8 conservation easements on approximately six thousand acres of 9 leased lands, preventing the lessees from grazing cattle and 10 effectively depriving the lessees of their use of the land. 11 Although the department of land and natural resources reduced 12 the lease rent in proportion to the taking of the land, the 13 lessees received no other compensation. The final report on discussions with affected ranchers in connection with the Saddle 14 15 Road realignment project prepared in response to Act 236, 16 Session Laws of Hawaii 2001, states that the United States 17 Department of Transportation Highways Division will provide compensation to the existing lessees. However, according to the 18 SB2951 HD1 HMS 2010-2756

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lessees, the department of land and natural resources has taken
 the position that because Hawaii law did not provide for any
 compensation, none was required.

Despite this lack of compensation, the lessees are required 4 5 by their leases to maintain insurance on the land and pay taxes for the land. In addition, several lessees had to reduce their 6 herd and suffered financial losses as a result of the sale of 7 their cattle. One of the long-term effects of a reduced herd is 8 9 that lessees cannot mitigate the long-term, fixed costs 10 associated with operating a ranch in the way they anticipated 11 when the lease was negotiated. Thus, the lessees have 12 experienced financial hardship for an extended period of time 13 that is not sufficiently mitigated by a reduction in their lease 14 rent.

15 The purpose of this part is to prevent situations similar 16 to the Saddle Road withdrawal from occurring in the future. 17 This part is also intended to better provide for the viability 18 and survival of Hawaii's agricultural producers. This part 19 provides fair compensation for lessees when the department of 20 land and natural resources takes or condemns any portion of the 21 land, preventing a lessee from using the land as originally 22 intended.



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1	SECTION 2. Chapter 171, Hawaii Revised Statutes, is
2	amended by adding a new section to be appropriately designated
3	and to read as follows:
4	" <u>§171-</u> Withdrawal of leased land; fair compensation;
5	lease extension. (a) Upon a withdrawal or taking of leased
6	land pursuant to section 171-37(3) that causes any portion of
7	the land to become unusable for the specific use or uses for
8	which it was leased, the lease rent shall be reduced in
9	proportion to the value of the land withdrawn or made unusable;
10	provided that if any permanent improvement made to or
11	constructed upon the land by the lessee is destroyed or made
12	unusable in the process of the withdrawal or taking, the
13	proportionate value thereof shall be paid to the lessee based
14	upon the unexpired term of the lease. No land that is under
15	cultivation shall be withdrawn or taken until the crops are
16	harvested, unless the board pays the lessee the value of the
17	crops. Upon a withdrawal, any person with a long-term lease
18	shall be compensated for the present value of all permanent
19	improvements in place at the time of the withdrawal that were
20	legally made to or constructed upon the land by the lessee of
21	the leased land being withdrawn. In the case of tree-crops, as
22	defined in section 171-37, the board shall pay to the lessee the
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1	residual value of the trees taken and, if there are unharvested
2	crops, the value of the crops. In the case of breeding
3	livestock that cannot be relocated or marketed for the breeding
4	value, the board shall pay to the lessee the difference between
-5	the appraised breeding value and the salvage value, including
6	the cost of transportation to market.
7	(b) In addition to compensation received pursuant to
8	subsection (a) or section 171-38, a lessee shall be entitled to
9	compensation for costs attributable to the diminished use of the
10	leased land.
11	(c) On land subject to easements, if the easement that is
12	placed upon the land subsequent to the original lease prevents
13	the lessee from using the land for the original intended use,
14	the lessee shall no longer be required to pay the property tax
15	or cost of any insurance required by the board to be maintained.
16	(d) Subsections (a) and (b) shall only apply if the
17	withdrawal or taking that causes any portion of the land to
18	become unusable for the specific use or uses for which it was
19	leased, occurs after at least half of the lease term has
20	elapsed."
21	SECTION 3. Section 171-37, Hawaii Revised Statutes, is
22	amended to read as follows:



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1	"§17	1-37 Lease restrictions; intensive agricultural and
2	pasture u	ses. In addition to the restrictions provided in
3	section 1	71-36, the following restrictions shall apply to all
4	leases fo	r intensive agricultural and pasture uses:
5	(1)	The lease term shall [be] not be less than fifteen
6		years nor more than thirty-five years, except that if
7		the type of disposition requires the lessee to occupy
8		the premises as the lessee's own personal residence,
9		[it] <u>the lease term</u> may be longer than thirty-five
10		years[, but]; provided that the lease term shall not
11		<u>be</u> in excess of seventy-five years, [and] except in
12		the case of a tree-crop orchard lease the term of
13		which shall not be in excess of forty-five years.
14	(2)	If the land being leased is not immediately productive
15		and requires extensive expenditures for clearing,
16		conditioning of the soil, the securing of water, the
17		planting of grasses, or the construction of
18		improvements, as the result of which a longer term is
19		necessary to amortize the lessee's investment, then
20		the lease term may be longer than thirty-five years,
21		but not in excess of fifty-five years.

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1 The land leased hereunder, or any portion thereof, (3) 2 shall be subject to withdrawal by the board [of land 3 and natural resources] at any time during the term of the lease with reasonable notice and [without] 4 compensation, [except as provided herein,] as provided 5 in section 171- , for public uses or purposes, **6** . 7 including residential, commercial, industrial, or 8 resort developments, for constructing new roads or 9 extensions, or changes in line or grade of existing 10 roads, for rights-of-way and easements of all kinds, 11 and shall be subject to the right of the board to 12 remove soil, rock, or gravel as may be necessary for 13 the construction of roads and rights-of-way within or 14 without the demised premises [; provided that upon the 15 withdrawal, or upon the taking which causes-any 16 portion-of the land originally demised to become 17 unusable for the specific use or uses for which it was demised, the rent-shall be reduced in proportion to 18 19 the value of the land withdrawn or made-unusable, and 20 if any permanent improvement constructed upon the land 21 by the lessee is destroyed or made unusable in the 22 process of the withdrawal-or taking, the proportionate



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1	value-thereof shall be paid based upon the unexpired
2	term of the lease; provided further that no withdrawal
3	or taking shall be had as to those portions of the
4	land-which are then under cultivation with crops-until
5	the crops are harvested, unless the board pays to the
6	essee the value of the crops; and provided further
7	that upon withdrawal any person with a long-term-lease
8	shall be compensated for the present value of all
9	permanent improvements in place at the time of
10	withdrawal—that were legally constructed upon the land
11	by the lessee to the leased land being withdrawn. In
12	the case-of-tree crops, the board-shall pay to the
13	lessee the residual value of the trees taken and, if
14	there are unharvested crops, the value of the crops
15	also].
16	"Tree-crop", as used in this section, shall be exclusive of
17	papaya and banana."
18	SECTION 4. Section 171-38, Hawaii Revised Statutes, is
19	amended to read as follows:
20	"§171-38 Condemnation of leases. The lease shall provide
21	that whenever a portion of the public land under lease is
22	condemned for public purposes by the State, or any county or
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1	city and county, or any other governmental agency or				
2	subdivision, the rental shall be reduced in proportion to the				
3	value of the portion of the premises condemned, and the lessee				
4	shall be entitled to receive from the condemning authority:				
5	(1) [the] <u>The</u> value of growing crops, if any, [which] <u>that</u>				
6	the lessee is not permitted to harvest; and				
7	(2) [the] <u>The</u> proportionate value of the lessee's				
8	permanent improvements so taken in the proportion that				
9	it bears to the unexpired term of the lease[;-provided				
10	that the].				
11	The lessee [may], in the alternative, may remove and relocate				
12	the lessee's improvements to the remainder of the lands occupied				
13	by the lessee. The foregoing rights of the lessee shall not be				
14	exclusive of any other to which the lessee may be entitled by				
15	law $[-,]$, including those rights established in section 171				
16	Where the portion so taken renders the remainder unsuitable for				
17	the uses for which the land was leased, the lessee shall have				
18	the option to surrender the lessee's lease and be discharged for				
19	any further liability therefor; provided that the lessee may				
20	remove the lessee's permanent improvements within [such] <u>a</u>				
21	reasonable period allowed by the board [of land and natural				
22	resources]."				



1	SECT	ION 5. This part does not affect rights and duties
2	that matu	red, penalties that were incurred, and proceedings that
3	were begu	n before its effective date.
4		PART II
5	SECT	ION 6. The purpose of this part is to promote and
6	support a	griculture by, among other things:
7	(1)	Establishing the agriculture inspection and
8		certification special fund under the department of
9		agriculture;
10	(2)	Transmitting certain fees, civil penalties, and moneys
11		collected pursuant to section 141-4, chapter 144, part
12		I of chapter 145, and chapter 147 by the department of
13		agriculture to the agriculture inspection and
14		certification special fund;
15	(3)	Allowing the department to enter into agreements with
16		government and private agencies to hire inspectors;
17	(4)	Transferring all moneys and unpaid obligations of the
18		certification services revolving fund on June 30,
19		2010, to the agriculture inspection and certification
20		special fund; and
21	(5)	Repealing the certification services revolving fund.

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1	SECT	ION 7. Chapter 147, Hawaii Revised Statutes, is
2	amended b	y adding a new section to be appropriately designated
3	and read	as follows:
4	" <u>§14</u>	7- Agriculture inspection and certification special
5	<u>fund.</u> (a) There is established within the state treasury the
6	agricultu	re inspection and certification special fund.
7	(b)	The following sources of funds shall be deposited into
8	the fund:	
9	(1)	Fees, charges, fines, and penalties designated by law
10		or rule for deposit into the fund;
11	(2)	Federal funds received for inspecting, certifying,
12		weighing, classifying, or grading of agricultural
13		commodities to be exported from or shipped within the
14		state;
15	<u>(3)</u>	Grants and gifts;
16	(4)	Funds received for food safety or food security
17		certification seals;
18	(5)	Funds received for promoting safety-certified food
19		suppliers and services related to food safety;
20	(6)	All interest earned or accrued on moneys deposited in
21		the fund; and
22	<u>(7)</u> .	Any other moneys made available to the fund.



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1	(c) The moneys in the agriculture inspection and		
2	certification special fund shall be expended by the department		
3	for:		
4	(1) The licensure of commission merchants, dealers,		
5	brokers, agents, processors, and retail merchants;		
6	(2) The administration, operation, and enforcement of		
7	chapter 144, part I of chapter 145, and this chapter;		
8	and		
9	(3) The inspection, certification, weighing, or grading of		
10	agricultural commodities that are to be imported into,		
11	exported from, or shipped within the state.		
12	No moneys from the general or other special or revolving		
13	funds shall be expended by the department for the		
14	administration, operation, or enforcement of section 141-4,		
15	chapter 144, part I of chapter 145, chapter 150, or this		
16	chapter; provided that the expenditure of moneys from the		
17	general fund for central services and departmental		
18	administrative expenses shall be permitted."		
19	SECTION 8. Section 141-4, Hawaii Revised Statutes, is		
20	amended to read as follows:		
21	"§141-4 Weights of coffee; rules. The department of		
22	agriculture may make rules respecting the weighing of coffee		





prior to its shipment to points outside the [State,] state, and 1 2 providing for the certification of weights thereof. Further, a 3 reasonable schedule of fees to defray the expense of administering this section shall be established by the 4 5 department, which fees shall be collected and [deposited with] 6 transmitted to the state director of finance [to the credit of 7 the general] for deposit into the agriculture inspection and 8 certification special fund; provided that the department shall 9 consult the appropriate industries, organizations, and agencies 10 prior to the promulgation of the rules."

SECTION 9. Section 144-5, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

13 "(a) There shall be paid to the department for all feeds 14 distributed or imported for use or sale in this [State,] state, inspection fees as established by the rules of the department; 15 16 provided that the department shall exempt by rule the payment of 17 inspection fees on feed not subject to specific requirements of this chapter or rules adopted under this chapter. All 18 19 inspection fees collected shall be [deposited with] transmitted 20 to the state director of finance [to the credit of the general] 21 for deposit into the agriculture inspection and certification



special fund."

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1	SECTION 10. Section 145-14, Hawaii Revised Statutes, is
2	amended to read as follows:
3	"§145-14 Disposition of fees and charges. All fees,
4	charges, expenses, fines collected from violations of this part,
5	and other moneys collected pursuant to this [chapter] part shall
6	be [deposited with] <u>transmitted to</u> the state director of finance
7	[to-the credit of the general] <u>for deposit into the agriculture</u>
8	inspection and certification special fund."
9	SECTION 11. Section 147-10, Hawaii Revised Statutes, is
10	amended to read as follows:
11	"§147-10 Income from certification and agriculture control
12	activities. [Except-for-fees collected by the department
13	pursuant to part VII, all] All fees, expenses, and penalties
14	collected by the department pursuant to this part shall be
15	[deposited with] <u>transmitted to</u> the director of finance [to the
16	eredit of the general] for deposit into the agriculture
17	inspection and certification special fund."
18	SECTION 12. Section 147-34, Hawaii Revised Statutes, is
19	amended to read as follows:
20	"§147-34 Inspection; certification fees. The board of
21	agriculture may designate any appropriately-certified employee
22	or agent of the department as an inspector to classify and
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inspect fresh and processed flowers and foliage for guality and 1 2 condition and to determine if containers, packing materials, and 3 methods of packing meet the minimum requirements established. 4 In addition the inspector may classify and inspect flowers and 5 foliage for quality and condition at the request of persons 6 having a financial interest in the commodities [in order] to 7 ascertain and to certify to those persons the grade, 8 classification, quality, or condition thereof and other 9 pertinent facts. The department may fix, assess, and collect or 10 cause to be collected fees for those certification services when 11 they are performed by the employees of the department. The fees 12 shall be on a uniform basis and in an amount reasonably 13 necessary to cover the cost of certification services provided 14 at the request of persons having a financial interest. [Except 15 for fees-collected by the department pursuant to part VII, all] 16 All fees collected by the department pursuant to this part shall 17 be [deposited with] transmitted to the [state] director of finance [to the credit of the general] for deposit into the 18 19 agriculture inspection and certification special fund." 20 SECTION 13. Section 147-64, Hawaii Revised Statutes, is amended to read as follows: 21





1	"§14	7-64 Deposit of moneys. [Except for fees collected by	
2	the-depar	tment pursuant to part VII, all] All fees, charges,	
3	expenses,	civil penalties, and other moneys collected by the	
4	departmen	t under this part or any rules prescribed by the	
5	department pursuant to this part shall be [deposited with]		
- 6	<u>transmitted to</u> the [state] director of finance [to the credit of		
7	the gener	al] for deposit into the agriculture inspection and	
8	<u>certifica</u>	tion special fund."	
9	SECT	ION 14. Section 147-74, Hawaii Revised Statutes, is	
10	amended t	o read as follows:	
11	"§14	7-74 Grading standards and regulations [-] ; fees. (a)	
12	Subject t	o chapter 91, the department of agriculture may make	
13	rules wit	h respect to:	
14	(1)	Sale and transportation for sale of eggs for human	
15		consumption;	
16	(2)	Specific grades or standards of quality, condition and	
17		size or weight classes which shall conform when	
18		practical to those established by the United States	
19		Department of Agriculture as local conditions will	
20		permit;	
21	(3)	Inspection and classification;	



1	(4)	Assessment and collection of fees for requested	
2		certification as to grade, standard of quality,	
3		condition, and size or weight classes;	
4	(5)	Labeling of containers of imported and locally	
5		produced eggs and marking of individual imported eggs	
6		as to origin;	
7	(6)	Seller's invoice for sale of eggs;	
8	. (7)	Records of imported shell eggs of foreign origin;	
9	(8)	Methods of determining egg quality, which shall not	
10		include recandling or any other method applied to eggs	
11		in interstate commerce which is discriminatory or	
12		impairs that commerce in any way or requires a cost	
13		increase of eggs in interstate commerce; and	
14	(9)	Enforcement of this part and of the rules adopted	
15		under this part.	
16	(b)	Any fees collected pursuant to subsection (a)(4) shall	
17	be transm	itted to the director of finance for deposit into the	
18	agricultu	re inspection and certification special fund."	
19	SECT	ION 15. Section 147-97, Hawaii Revised Statutes, is	
20	amended to	o read as follows:	
21	"§14	7-97 Disposition of fees. All fees collected under	
22	this part	shall be [paid_into_a_special_fund_established_by_the	
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1 department of agriculture and shall be expended for the purposes 2 of this part.] transmitted to the director of finance for 3 deposit into the agriculture inspection and certification 4 special fund." 5 SECTION 16. Section 147-102, Hawaii Revised Statutes, is 6 amended to read as follows: 7 "[+]\$147-102[+] Certification and audit services. The

department of agriculture shall fix, assess, and collect fees 8 9 for certification or audit services provided by temporary 10 inspectors employed under this [part.] chapter. The fees shall 11 be in amounts necessary to cover all costs of the administration 12 and provision of the certification or audit services provided 13 under this [part;] chapter; provided that the department of agriculture shall establish charges for traveling expenses and 14 15 extraordinary services when the performance of the services 16 involves unusual cost. The fees and charges established by the 17 department of agriculture shall not be subject to chapter 91[-] 18 and, upon collection, shall be transmitted to the director of 19 finance for deposit into the agriculture inspection and certification special fund. The department of agriculture may 20 21 employ temporary inspectors to assist in providing certification

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1	or audit services under parts I, III, IV, VIII, and IX, and		
2	those temporary inspectors shall be exempt from chapter 76."		
3	SECTION 17. Section 147-112, Hawaii Revised Statutes, is		
4	amended to read as follows:		
5	"[[]§147-112[]] Cooperative agreements and contracts to		
6	provide auditing and certification services. The department may		
7	enter into cooperative agreements with the United States		
8	Department of Agriculture or other agreements and contracts with		
9	private parties or other governmental agencies for the purposes		
10	of:		
11	(1) Auditing and certifying that applicants are following		
12	good agricultural, handling, processing, and		
13	manufacturing practices; [and]		
14	(2) Hiring and paying travel and other expenses for		
15	inspectors to perform the certification and audit		
16	services required under this chapter;		
17	[(2)] <u>(3)</u> Maintaining food <u>safety</u> , security, and product		
18	traceability[+]; and		
19	(4) Establishing and maintaining an Internet food safety		
20	promotional and reporting system."		
21	SECTION 18. Section 147-114, Hawaii Revised Statutes, is		

22 amended to read as follows:



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1 "[+] §147-114[+] Fees and deposit of moneys. (a) The 2 department shall fix, assess, and collect fees for the audit and certification services provided under this part [-,], including 3 4 fees for hiring inspectors to perform the services. The fees shall be as established under cooperative agreement with the 5 6 United States Department of Agriculture or other governmental 7 agencies or, if not applicable, as established by rule under 8 section 147-7. The department [may] shall also charge an amount 9 necessary to cover all costs of traveling expenses and 10 extraordinary services when the performance of the services 11 involves unusual cost in their performance. 12 [Except for fees collected by the department pursuant (b) 13 to part VII, all fees and expenses collected by the 14 department pursuant to this part shall be [deposited with] 15 transmitted to the director of finance [to the credit of the 16 general] for deposit into the agriculture inspection and 17 certification special fund." 18 SECTION 19. Section 147-126, Hawaii Revised Statutes, is 19 amended by amending subsection (b) to read as follows: 20 "(b) [Except for fees collected by the department pursuant 21 to part VII, all fees and expenses collected by the 22 department pursuant to this part shall be [deposited with] SB2951 HD1 HMS 2010-2756

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1	transmitted to the director of finance [to the credit of the			
2	general] for deposit into the agriculture inspection and			
3	certification special fund."			
4	SECTION 20. Section 147-101, Hawaii Revised Statutes, is			
5	repealed.			
6	["§147-101 Certification services revolving fund. There			
7	is established a certification services revolving fund for use			
8	by-the-department of agriculture to support certification-or			
9	audit services established under parts-I, III, IV, VIII, and IX.			
10	Moneys in the fund may be expended for materials, salaries,			
11	equipment, training, travel, and other costs related to			
12	providing certification or audit services. Notwithstanding			
13	sections 147-10, 147-34, 147-64, 147-114-and-147-126, moneys			
14	derived from the certification or audit services provided by			
15	temporary inspectors employed under this part or from-charges			
16	for traveling expenses or extraordinary services shall be			
17	deposited-into-the-fund."]			
18	SECTION 21. (a) The repeal of section 147-101, Hawaii			
19	Revised Statutes, shall not rescind any fees authorized or			
20	imposed under that section that would have been deposited into			
21	the certification services revolving fund. From July 1, 2010,			



1	the fees	under those sections shall be deposited into the		
2	agriculture inspection and certification special fund.			
3	(b)	On the effective date of this Act:		
4	(1)	All moneys in the certification services revolving		
5		fund on June 30, 2010, shall be transferred to the		
6		agriculture inspection and certification special fund;		
7	(2)	All unpaid obligations of the certification services		
8		revolving fund on June 30, 2010, shall become payable		
9		from the agriculture inspection and certification		
10		special fund; and		
11	(3)	The certification services revolving fund shall cease		
12		to exist.		
13	SECT	ION 22. (a) Between July 1, 2010, and September 30,		
14	2010, the	department of agriculture shall adopt new or amend		
15	existing rules to impose or increase fees authorized to be			
16	charged under section 141-4, chapter 144, part I of chapter 145,			
17	and chapter 147, Hawaii Revised Statutes, without regard to the			
18	public notice and public hearing requirements of section 91-3,			
19	Hawaii Revised Statutes, the small business impact review			
20	requirements of chapter 201M, Hawaii Revised Statutes, or the			
21	limit on fee increases under section 92-28, Hawaii Revised			
22	Statutes. The department shall set the fees through a two-			
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8 If, by September 30, 2010, the department of (b) 9 agriculture has not complied with subsection (a), then the fee 10 charged for each inspection or certification conducted under 11 authority of section 141-4, chapter 144, part I of chapter 145, 12 and chapter 147 shall be \$65 per hour or as established under 13 cooperative agreement with the United States Department of 14 Agriculture or other governmental agencies commencing October 1, 2010, and the fee charged for licensure of or license renewal 15 16 for a commission merchant, dealer, broker, agent, processor, or 17 retail merchant shall be:

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- (1) \$80 for a commission merchant, dealer, broker, agent, or processor;
- 20 (2) \$20 for a retail merchant; and
- 21 (3) \$10 for each branch store,

22 commencing October 1, 2010.



(c) Any subsequent amendments to the rules adopted or
 amended pursuant to subsection (a) or the fee established under
 subsection (b) shall be subject to all applicable provisions of
 chapter 91, chapter 201M, and section 92-28, Hawaii Revised
 Statutes.

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6 SECTION 23. Notwithstanding section 7 of this Act, there 7 is appropriated out of the general revenues of the State of 8 Hawaii the sum of \$ or so much thereof as may be 9 necessary for fiscal year 2010-2011 for the agriculture 10 inspection and certification program of the department of 11 agriculture; provided that funding shall cease when the 12 collection into the agriculture inspection and certification 13 special fund becomes sufficient to carry out the purposes of 14 this part.

15 The sum appropriated shall be expended by the department of 16 agriculture for the purposes of this part.

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PART III

18 SECTION 24. Statutory material to be repealed is bracketed 19 and stricken. New statutory material is underscored.

20 SECTION 25. This Act shall take effect on July 1, 2010,
21 and part I of this Act shall apply only to leases entered into
22 after the effective date of this Act.





Report Title: Leased Public Lands; Withdrawal; Compensation; Agricultural Inspection and Certification

Description: Provides for fair compensation when leased public land for agricultural or pastoral uses is withdrawn, condemned, or taken for public purposes. Establishes the Agricultural Inspection and Certification Special Fund, to be used for the inspection and certification of agricultural commodities. Effective July 1, 2010. (SB2951 HD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

