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 conservation easements on approximately six thousand acres of 8 9 leased lands, preventing the lessees from grazing cattle and effectively depriving the lessees of their use of the land. 10 Although the department of land and natural resources reduced 11 the lease rent in proportion to the land taken, the lessees 12 received no other compensation. The final report on discussions 13 with affected ranchers in connection with the Saddle Road 14 15 realignment project prepared in response to Act 236, Session Laws of Hawaii 2001, states that the United States Department of 16 Transportation Highways Division will provide compensation to 17 18 the existing lessees. According to the lessees, however, the SB2951 HD2 HMS 2010-3061

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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 7 herd and suffered financial losses as a result of the sale of 8 their cattle. One of the long-term effects of a reduced herd is 9 that lessees cannot mitigate the long-term, fixed costs 10 associated with operating a ranch in the way they anticipated when the lease was negotiated. Thus, the lessees have 11 12 experienced financial hardship for an extended period of time that is not sufficiently mitigated by a reduction in their lease 13 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 and survival of Hawaii's agricultural producers. This part 18 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 <u>be</u> 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		be 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 $[-]$; and

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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 and natural resources] at any time during the term of 3 4 the lease with reasonable notice and [without] compensation, [except as provided herein,] as provided 5 6 in section 171- , for public uses or purposes, 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 portion of the land originally demised to become 16 17 unusable for the specific use or uses for which it was 18 demised, the rent shall be reduced in proportion to 19 the value of the land withdrawn or made unusable, and 20 if any permanent improvement constructed upon the land by the lessee is destroyed or made unusable in the 21 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	lessee 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] \underline{a}		
21	reasonable period allowed by the board [of land and natural		
22	resources]."		



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

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1		2010, to the agriculture inspection and certification
2		special fund; and
3	(5)	Repealing the certification services revolving fund.
4	SECT	ION 8. Chapter 147, Hawaii Revised Statutes, is
5	amended by	y adding a new section to be appropriately designated
6	and read	as follows:
7	" <u>§14</u>	7- Agriculture inspection and certification special
8	<u>fund.</u> (a) There is established within the state treasury the
9	agricultu	re inspection and certification special fund.
10	<u>(b)</u>	The following sources of funds shall be deposited into
11	the fund:	
12	(1)	Fees, charges, fines, and penalties designated by law
13		or rule for deposit into the fund;
14	(2)	Federal funds received for inspecting, certifying,
15		weighing, classifying, or grading of agricultural
16		commodities to be exported from or shipped within the
17		state;
18	(3)	Grants and gifts;
19	(4)	Funds received for food safety or food security
20		certification seals;
21	(5)	Funds received for promoting safety-certified food
22		suppliers and services related to food safety;
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1	<u>(6)</u>	All interest earned or accrued on moneys deposited in
2		the fund; and
3	<u>(7)</u>	Any other moneys made available to the fund.
4	<u>(c)</u>	The moneys in the agriculture inspection and
5	certifica	tion special fund shall be expended by the department
6	for:	
7	(1)	The licensure of commission merchants, dealers,
8		brokers, agents, processors, and retail merchants;
9	(2)	The administration, operation, and enforcement of
10		chapter 144, part I of chapter 145, and this chapter;
11		and
12	<u>(3)</u>	The inspection, certification, weighing, or grading of
13		agricultural commodities that are to be imported into,
14		exported from, or shipped within the state.
15	<u>No m</u>	oneys from the general or other special or revolving
16	funds sha	ll be expended by the department for the
17	administr	ation, operation, or enforcement of section 141-4,
18	<u>chapter 1</u>	44, part I of chapter 145, chapter 150, or this
19	chapter;	provided that the expenditure of moneys from the
20	<u>general f</u>	und for central services and departmental
21	administr	ative expenses shall be permitted."



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SECTION 9. Section 141-4, Hawaii Revised Statutes, is
 amended to read as follows:

"§141-4 Weights of coffee; rules. The department of 3 agriculture may make rules respecting the weighing of coffee 4 5 prior to its shipment to points outside the [State,] state, and providing for the certification of weights thereof. Further, a 6 7 reasonable schedule of fees to defray the expense of administering this section shall be established by the 8 department, which fees shall be collected and [deposited with] 9 10 transmitted to the state director of finance [to the credit of the general] for deposit into the agriculture inspection and 11 12 certification special fund; provided that the department shall 13 consult the appropriate industries, organizations, and agencies 14 prior to the promulgation of the rules."

15 SECTION 10. Section 144-5, Hawaii Revised Statutes, is
16 amended by amending subsection (a) to read as follows:

"(a) There shall be paid to the department for all feeds
distributed or imported for use or sale in this [State,] state,
inspection fees as established by the rules of the department;
provided that the department shall exempt by rule the payment of
inspection fees on feed not subject to specific requirements of
this chapter or rules adopted under this chapter. All

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inspection fees collected shall be [deposited with] transmitted 1 to the state director of finance [to the credit of the general] 2 3 for deposit into the agriculture inspection and certification 4 special fund." SECTION 11. Section 145-14, Hawaii Revised Statutes, is 5 amended to read as follows: 6 "§145-14 Disposition of fees and charges. All fees, 7 charges, expenses, fines collected from violations of this part, 8 and other moneys collected pursuant to this [chapter] part shall 9 10 be [deposited with] transmitted to the state director of finance 11 [to the credit of the general] for deposit into the agriculture inspection and certification special fund." 12 SECTION 12. Section 147-10, Hawaii Revised Statutes, is 13 amended to read as follows: 14 15 "§147-10 Income from certification and agriculture control activities. [Except for fees collected by the department 16 pursuant to part VII, all All fees, expenses, and penalties 17 18 collected by the department pursuant to this part shall be [deposited with] transmitted to the director of finance [to the 19 credit of the general] for deposit into the agriculture 20 inspection and certification special fund." 21

SECTION 13. Section 147-34, Hawaii Revised Statutes, is
 amended to read as follows:

"§147-34 Inspection; certification fees. The board of 3 4 agriculture may designate any appropriately-certified employee 5 or agent of the department as an inspector to classify and 6 inspect fresh and processed flowers and foliage for quality and 7 condition and to determine if containers, packing materials, and 8 methods of packing meet the minimum requirements established. 9 In addition the inspector may classify and inspect flowers and 10 foliage for quality and condition at the request of persons 11 having a financial interest in the commodities [in order] to 12 ascertain and to certify to those persons the grade, 13 classification, quality, or condition thereof and other pertinent facts. The department may fix, assess, and collect or 14 15 cause to be collected fees for those certification services when 16 they are performed by the employees of the department. The fees shall be on a uniform basis and in an amount reasonably 17 18 necessary to cover the cost of certification services provided 19 at the request of persons having a financial interest. [Except 20 for fees collected by the department pursuant to part VII, all] 21 All fees collected by the department pursuant to this part shall 22 be [deposited with] transmitted to the [state] director of SB2951 HD2 HMS 2010-3061 14

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1	finance [to the credit of the general] for deposit into the	
2	agriculture inspection and certification special fund."	
3	SECTION 14. Section 147-64, Hawaii Revised Statutes, is	
4	amended to read as follows:	
5	"§147-64 Deposit of moneys. [Except for fees collected by	
6	the department pursuant to part VII, all] <u>All</u> fees, charges,	
7	expenses, civil penalties, and other moneys collected by the	
8	department under this part or any rules prescribed by the	
9	department pursuant to this part shall be [deposited with]	
10	transmitted to the [state] director of finance [to the credit of	
11	the general] for deposit into the agriculture inspection and	
12	certification special fund."	
13	SECTION 15. Section 147-74, Hawaii Revised Statutes, is	
14	amended to read as follows:	
15	"§147-74 Grading standards and regulations[-]; fees. (a)	
16	Subject to chapter 91, the department of agriculture may make	
17	rules with respect to:	
18	(1) Sale and transportation for sale of eggs for human	
19	consumption;	
20	(2) Specific grades or standards of quality, condition and	
21	size or weight classes which shall conform when	
22	practical to those established by the United States	
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1		Department of Agriculture as local conditions will
2		permit;
3	(3)	Inspection and classification;
4	(4)	Assessment and collection of fees for requested
5		certification as to grade, standard of quality,
6		condition, and size or weight classes;
7	(5)	Labeling of containers of imported and locally
8		produced eggs and marking of individual imported eggs
9		as to origin;
10	(6)	Seller's invoice for sale of eggs;
11	(7)	Records of imported shell eggs of foreign origin;
12	(8)	Methods of determining egg quality, which shall not
13		include recandling or any other method applied to eggs
14		in interstate commerce which is discriminatory or
15		impairs that commerce in any way or requires a cost
16		increase of eggs in interstate commerce; and
17	(9)	Enforcement of this part and of the rules adopted
18		under this part.
19	(b)	Any fees collected pursuant to subsection (a)(4) shall
20	be transm	itted to the director of finance for deposit into the
21	agricultu	re inspection and certification special fund."



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S.B. NO. 2951 S.D. 2 H.D. 2

1	SECTION 16. Section 147-97, Hawaii Revised Statutes, is
2.	amended to read as follows:
3	"§147-97 Disposition of fees. All fees collected under
4	this part shall be [paid into a special fund-established by the
5	department of agriculture and shall be expended for the purposes
6	of this part.] transmitted to the director of finance for
7	deposit into the agriculture inspection and certification
8	special fund."
9	SECTION 17. Section 147-102, Hawaii Revised Statutes, is
10	amended to read as follows:
11	"[+]§147-102[+] Certification and audit services. The
12	department of agriculture shall fix, assess, and collect fees
13	for certification or audit services provided by temporary
14	inspectors employed under this [part.] chapter. The fees shall
15	be in amounts necessary to cover all costs of the administration
16	and provision of the certification or audit services provided
17	under this [part;] <u>chapter;</u> provided that the department of
18	agriculture shall establish charges for traveling expenses and
19	extraordinary services when the performance of the services
20	involves unusual cost. The fees and charges established by the
21	department of agriculture shall not be subject to chapter $91[-]$
22	and, upon collection, shall be transmitted to the director of
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1	finance f	or deposit into the agriculture inspection and	
2	<u>certifica</u>	tion special fund. The department of agriculture may	
3	employ temporary inspectors to assist in providing certification		
4	or audit	services under parts I, III, IV, VIII, and IX, and	
5	those tem	porary inspectors shall be exempt from chapter 76."	
6	SECT	ION 18. Section 147-112, Hawaii Revised Statutes, is	
7	amended t	o read as follows:	
8	" [-]	<pre>§147-112[+] Cooperative agreements and contracts to</pre>	
· 9	provide a	uditing and certification services. The department may	
10	enter int	o cooperative agreements with the United States	
11	Department of Agriculture or other agreements and contracts with		
12	private parties or other governmental agencies for the purposes		
13	of:		
14	(1)	Auditing and certifying that applicants are following	
15		good agricultural, handling, processing, and	
16		manufacturing practices; [and]	
17	(2)	Hiring and paying travel and other expenses for	
18		inspectors to perform the certification and audit	
19		services required under this chapter;	
20	[-(2)]	(3) Maintaining food <u>safety</u> , security, and product	
21		traceability[-]; and	

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

21 certification special fund."

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1 SECTION 20. Section 147-126, Hawaii Revised Statutes, is 2 amended by amending subsection (b) to read as follows: "(b) 3 [Except for fees collected by the department pursuant 4 to-part VII, all] All fees and expenses collected by the 5 department pursuant to this part shall be [deposited with] transmitted to the director of finance [to the credit of the 6 7 general] for deposit into the agriculture inspection and 8 certification special fund." SECTION 21. Section 147-101, Hawaii Revised Statutes, is 9 10 repealed. ["**<u>\$147-101</u>** Certification services revolving fund. There 11 12 is established a certification services revolving fund for use 13 by the department of agriculture to support certification or audit services established under parts I, III, IV, VIII, and IX. 14 15 Moneys-in the fund may be expended for materials, salaries, 16 equipment, training, travel, and other costs related to 17 providing certification or audit services. Notwithstanding sections 147-10, 147-34, 147-64, 147-114 and 147-126, moncys 18 19 derived from the certification or audit services provided by temporary inspectors employed under this part or from charges 20 21 for traveling expenses or extraordinary services shall be 22 deposited into the fund."] SB2951 HD2 HMS 2010-3061 20

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1	SECT	ION 22. (a) The repeal of section 147-101, Hawaii
2	Revised S	tatutes, shall not rescind any fees authorized or
3	imposed u	nder that section that would have been deposited into
4	the certi	fication services revolving fund. From July 1, 2010,
5	the fees	under those sections shall be deposited into the
6	agriculture inspection and certification special fund.	
7	(b)	On the effective date of this Act:
. 8	(1)	All moneys in the certification services revolving
9		fund on June 30, 2010, shall be transferred to the
10		agriculture inspection and certification special fund;
11	(2)	All unpaid obligations of the certification services
12		revolving fund on June 30, 2010, shall become payable
13		from the agriculture inspection and certification
14		special fund; and
15	(3)	The certification services revolving fund shall cease
16	-	to exist.
17	SECT	ION 23. (a) Between July 1, 2010, and September 30,
18	2010, the	department of agriculture shall adopt new or amend
19	existing rules to impose or increase fees authorized to be	
20	charged under section 141-4, chapter 144, part I of chapter 145,	
21	and chapter 147, Hawaii Revised Statutes, without regard to the	
22	public notice and public hearing requirements of section 91-3,	
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Hawaii Revised Statutes, the small business impact review 1 requirements of chapter 201M, Hawaii Revised Statutes, or the 2 3 limit on fee increases under section 92-28, Hawaii Revised 4 Statutes. The department shall set the fees through a two-5 tiered increase at amounts intended to generate sufficient revenues to pay the operation and maintenance costs of 6 7 implementing the agriculture inspection and certification 8 programs of chapter 141, chapter 144, part I of chapter 145, and 9 chapter 147, Hawaii Revised Statutes, and central services and 10 departmental administrative expense assessments of section 36-27 11 and section 36-30, Hawaii Revised Statutes.

12 If, by September 30, 2010, the department of (b) 13 agriculture has not complied with subsection (a), then the fee 14 charged for each inspection or certification conducted under 15 authority of section 141-4, chapter 144, part I of chapter 145, 16 and chapter 147 shall be \$65 per hour or as established under 17 cooperative agreement with the United States Department of 18 Agriculture or other governmental agencies commencing October 1, 19 2010, and the fee charged for licensure of or license renewal for a commission merchant, dealer, broker, agent, processor, or 20 21 retail merchant shall be:

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(1) \$80 for a commission merchant, dealer, broker, agent,
 or processor;

3 (2) \$20 for a retail merchant; and

4 (3) \$10 for each branch store,

5 commencing October 1, 2010.

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

11 SECTION 24. Notwithstanding section 8 of this Act, there 12 is appropriated out of the general revenues of the State of Hawaii the sum of \$ 13 or so much thereof as may be necessary for fiscal year 2010-2011 for the agriculture 14 15 inspection and certification program of the department of 16 agriculture; provided that funding shall cease when the 17 collection into the agriculture inspection and certification special fund becomes sufficient to carry out the purposes of 18 19 this part.

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



S.B. NO. 2951 S.D. 2 H.D. 2

I.

1	PART III
2	SECTION 25. Statutory material to be repealed is bracketed
3	and stricken. New statutory material is underscored.
4	SECTION 26. This Act shall take effect on July 1, 2020;
5	provided that part I of this Act shall apply only to leases
6	entered into after the effective date of this Act.





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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 HD2)

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



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