# <u>S</u>.B.NO. <u>1073</u> JAN 2 8 2015 A BILL FOR AN ACT

RELATING TO LAND USE.

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

1 SECTION 1. The purpose of this Act is to provide that agricultural tourism activities, including overnight 2 accommodations for stays of less than thirty consecutive days, 3 4 are a permissible use for a bona fide farming operation in the 5 state agricultural district.

The intent of this Act is to ensure that bona fide farming 6 7 operations that meet the statutory criteria would not be required to obtain a special permit pursuant to section 205-6, Hawaii 8 9 Revised Statutes, for accessory agricultural tourism activities. 10 Thus, depending on the particular county ordinance, an applicant 11 could apply for a ministerial permit for an agricultural tourism use, provided that the applicant demonstrates that the 12 agricultural income from the farming operation as defined in 13 14 section 165-2, Hawaii Revised Statutes, meets or exceeds the 15 minimum income criteria. Applicants not meeting the bona fide farming operation criteria would not be able to conduct 16 agricultural tourism activities, including overnight 17 accommodations, without obtaining a special permit pursuant to 18 19 section 205-6, Hawaii Revised Statutes.

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1	The	counties would be able to further regulate agricultural
2	tourism a	ctivities, including overnight accommodations, under
3	existing	county codes.
4	SECT	ION 2. Section 141-9, Hawaii Revised Statutes, is
5	amended b	y amending subsection (a) to read as follows:
6	"(a)	There is established within the department of
7	agricultu	re an energy feedstock program that shall:
8	(1)	Maintain cognizance of actions taken by industry and
9		by federal, state, county, and private agencies in
10		activities relating to the production of energy
11		feedstock, and promote and support worthwhile energy
12		feedstock production activities in the State;
13	(2)	Serve as an information clearinghouse for energy
14		feedstock production activities;
15	(3)	Coordinate development projects to investigate and
16		solve biological and technical problems involved in
17		raising selected species with commercial energy
18		generating potential;
19	(4)	Actively seek federal funding for energy feedstock
20		production activities;
21	(5)	Undertake activities required to develop and expand
22		the energy feedstock production industry; and

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1	(6)	Perform other functions and activities as may be
2		assigned by law, including monitoring the compliance
3		provisions under section [ <del>205-4.5(a)(16).</del> ]
4		<u>205-4.5(a)(15).</u> "
5	SECT	ION 3. Section 205-2, Hawaii Revised Statutes, is
6	amended b	y amending subsection (d) to read as follows:
7	"(d)	Agricultural districts shall include:
8	(1)	Activities or uses as characterized by the cultivation
9		of crops, crops for bioenergy, orchards, forage, and
10		forestry;
11	(2)	Farming activities or uses related to animal husbandry
12		and game and fish propagation;
13	(3)	Aquaculture, which means the production of aquatic
14		plant and animal life within ponds and other bodies of
15		water;
16	(4)	Wind generated energy production for public, private,
17		and commercial use;
18	(5)	Biofuel production, as described in section
19		[ <del>205-4.5(a)(16),</del> ] <u>205-4.5(a)(15),</u> for public, private,
20		and commercial use;
21	(6)	Solar energy facilities; provided that:

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1		(A)	This paragraph shall apply only to land with soil
2			classified by the land study bureau's detailed
3			land classification as overall (master)
4			productivity rating class B, C, D, or E; and
5		(B)	Solar energy facilities placed within land with
6			soil classified as overall productivity rating
7			class B or C shall not occupy more than ten per
8			cent of the acreage of the parcel, or twenty acres
9			of land, whichever is lesser, unless a special use
10			permit is granted pursuant to section 205-6;
11	(7)	Bona	fide agricultural services and uses that support
12		the	agricultural activities of the fee or leasehold
13		owne	r of the property and accessory to any of the above
14		acti	vities, regardless of whether conducted on the same
15		prem	ises as the agricultural activities to which they
16		are	accessory, including farm dwellings as defined in
17		sect	ion 205-4.5(a)(4), employee housing, farm
18		buil	dings, mills, storage facilities, processing
19		faci	lities, photovoltaic, biogas, and other small-scale
20		rene	wable energy systems producing energy solely for
21		use	in the agricultural activities of the fee or
22		leas	ehold owner of the property, agricultural-energy

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1		facilities as defined in section $\left[\frac{205-4.5(a)(17)}{7}\right] \frac{205-4}{7}$
2		4.5(a)(16), vehicle and equipment storage areas, and
3		plantation community subdivisions as defined in section
4		205-4.5(a)(12);
5	(8)	Wind machines and wind farms;
6	(9)	Small-scale meteorological, air quality, noise, and
7		other scientific and environmental data collection and
8		monitoring facilities occupying less than one-half acre
9		of land; provided that these facilities shall not be
10		used as or equipped for use as living quarters or
11		dwellings;
12	(10)	Agricultural parks;
12 13	(10) (11)	Agricultural parks; Agricultural tourism <u>uses or activities, including</u>
13		Agricultural tourism uses or activities, including
13 14		Agricultural tourism <u>uses or activities</u> , including overnight accommodations for stays of less than thirty
13 14 15		Agricultural tourism <u>uses or activities</u> , <u>including</u> <u>overnight accommodations for stays of less than thirty</u> <u>consecutive days</u> , conducted [ <del>on a working farm, or a</del> ]
13 14 15 16		Agricultural tourism <u>uses or activities</u> , <u>including</u> <u>overnight accommodations for stays of less than thirty</u> <u>consecutive days</u> , conducted [ <del>on a working farm, or a</del> ] <u>in conjunction with a bona fide</u> farming operation [ <del>as</del>
13 14 15 16 17		Agricultural tourism <u>uses or activities, including</u> <u>overnight accommodations for stays of less than thirty</u> <u>consecutive days</u> , conducted [ <del>on a working farm, or a</del> ] <u>in conjunction with a bona fide</u> farming operation [ <del>as</del> defined in section 165-2, for the enjoyment, education,
13 14 15 16 17 18		Agricultural tourism <u>uses or activities, including</u> <u>overnight accommodations for stays of less than thirty</u> <u>consecutive days</u> , conducted [ <del>on a working farm, or a</del> ] <u>in conjunction with a bona fide</u> farming operation [ <del>as</del> <u>defined in section 165-2</u> , for the enjoyment, education, <u>or involvement of visitors</u> ]; provided that the
13 14 15 16 17 18 19		Agricultural tourism <u>uses or activities</u> , <u>including</u> <u>overnight accommodations for stays of less than thirty</u> <u>consecutive days</u> , conducted [ <del>on a working farm, or a</del> ] <u>in conjunction with a bona fide</u> farming operation [ <del>as</del> <u>defined in section 165-2</u> , for the enjoyment, education, <u>or involvement of visitors</u> ]; provided that the agricultural tourism <u>use or</u> activity is accessory and

1		to a county that has adopted ordinances regulating
2		agricultural tourism under section 205-5;
3	(12)	Agricultural tourism activities, including overnight
4		accommodations of twenty-one days or less, for any one
5		stay within a county; provided that this paragraph
6		shall apply only to a county that includes at least
7		three islands and has adopted ordinances regulating
8		agricultural tourism activities pursuant to section
9		205-5; provided further that the agricultural tourism
10		activities coexist with a bona fide agricultural
11		activity. For the purposes of this paragraph, "bona
12		fide agricultural activity" means a farming operation
13		as defined in section 165-2;
14		an agricultural tourism use or activity shall not be
15		permissible in the absence of farming operations and
16		the agricultural tourism use or activity shall
17		terminate upon cessation of the farming operation's
18		agricultural activity. For the purposes of this
19		chapter, "bona fide farming operation" means a farming
20		operation as defined in section 165-2 that meets the
21		minimum criteria and standards set forth below and any

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1	additional criteria and standards adopted by county
2	ordinance pursuant to section 205-5(b):
3	(A) Has been in operation for not less than two
4	years;
5	(B) The majority of annual gross income is from the
6	sale of agricultural products grown by the
7	farming operation on the subject property for
8	which an agricultural tourism use is proposed;
9	and
10	(C) Has annual gross sales of agricultural products
11	grown on the subject property for a minimum of
12	two of the preceding five years of no less than:
13	(i) \$35,000 if the agricultural tourism uses or
14	activities require permanent enclosed
15	structures or include overnight
16	accommodations; or
17	(ii) \$10,000 if the agricultural tourism uses or
18	activities do not require permanent enclosed
19	structures and do not include overnight
20	accommodations;
21	[ <del>(13)</del> ] <u>(12)</u> Open area recreational facilities;

1	[ <del>(14)</del> ] <u>(1</u>	3) Geothermal resources exploration and
2	geotl	nermal resources development, as defined under
3	sect	ion 182-1; and
4	[ <del>(15)</del> ] <u>(1</u> 4	4) Agricultural-based commercial operations,
5	incl	uding:
6	(A)	A roadside stand that is not an enclosed
7		structure, owned and operated by a producer for
8		the display and sale of agricultural products
9		grown in Hawaii and value-added products that
10		were produced using agricultural products grown
11		in Hawaii;
12	(B)	Retail activities in an enclosed structure owned
13		and operated by a producer for the display and
14		sale of agricultural products grown in Hawaii,
15		value-added products that were produced using
16		agricultural products grown in Hawaii, logo items
17		related to the producer's agricultural
18		operations, and other food items; and
19	(C)	A retail food establishment owned and operated by
20		a producer and permitted under title 11, chapter
21		12 of the rules of the department of health that
22		prepares and serves food at retail using products

1	grown in Hawaii and value-added products that
2	were produced using agricultural products grown
3	in Hawaii.
4	The owner of an agricultural-based commercial
5	operation shall certify, upon request of an officer or
6	agent charged with enforcement of this chapter under
7	section 205-12, that the agricultural products
8	displayed or sold by the operation meet the
9	requirements of this paragraph.
10	Agricultural districts shall not include golf courses and golf
11	driving ranges, except as provided in section 205-4.5(d).
12	Agricultural districts include areas that are not used for, or
13	that are not suited to, agricultural and ancillary activities by
14	reason of topography, soils, and other related characteristics."
15	SECTION 4. Section 205-4.5, Hawaii Revised Statutes, is
16	amended by amending subsection (a) to read as follows:
17	"(a) Within the agricultural district, all lands with soil
18	classified by the land study bureau's detailed land
19	classification as overall (master) productivity rating class A or
20	B and for solar energy facilities, class B or C, shall be
21	restricted to the following permitted uses:

1	(1)	Cultivation of crops, including crops for bioenergy,
2		flowers, vegetables, foliage, fruits, forage, and
3		timber;
4	(2)	Game and fish propagation;
5	(3)	Raising of livestock, including poultry, bees, fish, or
6		other animal or aquatic life that are propagated for
7		economic or personal use;
8	(4)	Farm dwellings, employee housing, farm buildings, or
9		activities or uses related to farming and animal
10		husbandry. "Farm dwelling", as used in this paragraph,
11		means a single-family dwelling located on and used in
12		connection with a farm, including clusters of single-
13		family farm dwellings permitted within agricultural
14		parks developed by the State, or where agricultural
15		activity provides income to the family occupying the
16		dwelling;
17	(5)	Public institutions and buildings that are necessary
18		for agricultural practices;
19	(6)	Public and private open area types of recreational
20		uses, including day camps, picnic grounds, parks, and
21		riding stables, but not including dragstrips, airports,

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drive-in theaters, golf courses, golf driving ranges, 1 country clubs, and overnight camps; 2 3 (7) Public, private, and guasi-public utility lines and roadways, transformer stations, communications 4 5 equipment buildings, solid waste transfer stations, 6 major water storage tanks, and appurtenant small buildings such as booster pumping stations, but not 7 including offices or yards for equipment, material, 8 vehicle storage, repair or maintenance, treatment 9 10 plants, corporation yards, or other similar structures; Retention, restoration, rehabilitation, or improvement 11 (8) of buildings or sites of historic or scenic interest; 12 Agricultural-based commercial operations as described 13 (9) in section [<del>205-2(d)(15);</del>] 205-2(d)(14); 14 Buildings and uses, including mills, storage, and 15 (10)processing facilities, maintenance facilities, 16 17 photovoltaic, biogas, and other small-scale renewable energy systems producing energy solely for use in the 18 agricultural activities of the fee or leasehold owner 19 of the property, and vehicle and equipment storage 20 areas that are normally considered directly accessory 21

1		to the above-mentioned uses and are permitted under
2		section 205-2(d);
3	(11)	Agricultural parks;
4	(12)	Plantation community subdivisions, which as used in
5		this chapter means an established subdivision or
6		cluster of employee housing, community buildings, and
7		agricultural support buildings on land currently or
8		formerly owned, leased, or operated by a sugar or
9		pineapple plantation; provided that the existing
10		structures may be used or rehabilitated for use, and
11		new employee housing and agricultural support buildings
12		may be allowed on land within the subdivision as
13		follows:
14		(A) The employee housing is occupied by employees or
15		former employees of the plantation who have a
16		property interest in the land;
17		(B) The employee housing units not owned by their
18		occupants shall be rented or leased at affordable
19		rates for agricultural workers; or
20		(C) The agricultural support buildings shall be rented
21		or leased to agricultural business operators or
22		agricultural support services;

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1	(13)	Agricultural tourism uses or activities, including
2		overnight accommodations for stays of less than thirty
3		consecutive days conducted [on a working farm, or a] in
4		conjunction with a bona fide farming operation [ <del>as</del>
5		defined in section 165-2, for the enjoyment, education,
6		or involvement of visitors]; provided that the
7		agricultural tourism <u>use or</u> activity is accessory and
8		secondary to the principal agricultural use and does
9		not interfere with surrounding farm operations; and
10		provided further that [this paragraph shall apply only
11		to a county that has adopted ordinances regulating
12		agricultural tourism under section 205-5;
13	<del>(14)</del>	-Agricultural tourism activities, including overnight
14		accommodations of twenty-one days or less, for any one
15		stay within a county; provided that this paragraph
16		shall-apply only to a county that includes at least
17		three-islands and has adopted ordinances regulating
18		agricultural tourism activities pursuant to section
19		205-5; provided further that the agricultural tourism
20		activities coexist with a bona fide agricultural
21		activity. For the purposes of this paragraph, "bona

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1	fide agricultural activity" means a farming operation	
2	as defined in section 165-2;]	
3	an agricultural tourism use or activity shall not be	
4	permissible in the absence of farming operations and	
5	the agricultural tourism use or activity shall	
6	terminate upon cessation of the farming operation's	
7	agricultural activity. For the purposes of this	
8	chapter, "bona fide farming operation" means a farming	
9	operation as defined in section 165-2 that meets the	
10	minimum criteria and standards set forth below and any	
11	additional criteria and standards adopted by county	
12	ordinance pursuant to section 205-5(b):	
13	(A) Has been in operation for not less than two years;	
14	(B) The majority of annual gross income is from the	
15	sale of agricultural products grown by the farming	
16	operation on the subject property for which an	
17	agricultural tourism use is proposed; and	
18	(C) Has annual gross sales of agricultural products	
19	grown on the subject property for a minimum of two	
20	of the preceding five years of no less than:	
21	(i) \$35,000 if the agricultural tourism uses or	
22	activities that require permanent enclosed	

1	structures or include overnight
2	accommodations; or
3	(ii) \$10,000 if the agricultural tourism uses or
4	activities do not require permanent enclosed
5	structures and do not include overnight
6	accommodations;
7	$[\frac{(15)}{(14)}]$ Wind energy facilities, including the
8	appurtenances associated with the production and
9	transmission of wind generated energy; provided that
10	the wind energy facilities and appurtenances are
11	compatible with agriculture uses and cause minimal
12	adverse impact on agricultural land;
13	[ <del>(16)</del> ] <u>(15)</u> Biofuel processing facilities, including the
14	appurtenances associated with the production and
15	refining of biofuels that is normally considered
16	directly accessory and secondary to the growing of the
17	energy feedstock; provided that biofuel processing
18	facilities and appurtenances do not adversely impact
19	agricultural land and other agricultural uses in the
20	vicinity.
21	For the purposes of this paragraph:

"Appurtenances" means operational infrastructure 1 of the appropriate type and scale for economic 2 3 commercial storage and distribution, and other similar handling of feedstock, fuels, and other products of 4 biofuel processing facilities. 5 "Biofuel processing facility" means a facility 6 7 that produces liquid or gaseous fuels from organic sources such as biomass crops, agricultural residues, 8 and oil crops, including palm, canola, soybean, and 9 10 waste cooking oils; grease; food wastes; and animal 11 residues and wastes that can be used to generate 12 energy; 13 [(17)] (16) Agricultural-energy facilities, including 14 appurtenances necessary for an agricultural-energy enterprise; provided that the primary activity of the 15 agricultural-energy enterprise is agricultural 16 17 activity. To be considered the primary activity of an agricultural-energy enterprise, the total acreage 18 devoted to agricultural activity shall be not less than 19 20 ninety per cent of the total acreage of the 21 agricultural-energy enterprise. The agricultural-22 energy facility shall be limited to lands owned,

leased, licensed, or operated by the entity conducting 1 2 the agricultural activity. 3 As used in this paragraph: "Agricultural activity" means any activity 4 described in paragraphs (1) to (3) of this subsection. 5 "Agricultural-energy enterprise" means an 6 enterprise that integrally incorporates an agricultural 7 activity with an agricultural-energy facility. 8 "Agricultural-energy facility" means a facility 9 10 that generates, stores, or distributes renewable energy as defined in section 269-91 or renewable fuel 11 including electrical or thermal energy or liquid or 12 13 gaseous fuels from products of agricultural activities from agricultural lands located in the State. 14 "Appurtenances" means operational infrastructure 15 of the appropriate type and scale for the economic 16 17 commercial generation, storage, distribution, and other similar handling of energy, including equipment, 18 feedstock, fuels, and other products of agricultural-19 energy facilities; 20 [(18)] (17) Construction and operation of wireless 21 communication antennas; provided that, for the purposes 22

1 of this paragraph, "wireless communication antenna" 2 means communications equipment that is either freestanding or placed upon or attached to an already 3 4 existing structure and that transmits and receives 5 electromagnetic radio signals used in the provision of 6 all types of wireless communications services; provided 7 further that nothing in this paragraph shall be 8 construed to permit the construction of any new 9 structure that is not deemed a permitted use under this 10 subsection;

11  $\left[\frac{19}{19}\right]$  (18) Agricultural education programs conducted on a 12 farming operation as defined in section 165-2, for the 13 education and participation of the general public; 14 provided that the agricultural education programs are 15 accessory and secondary to the principal agricultural use of the parcels or lots on which the agricultural 16 17 education programs are to occur and do not interfere with surrounding farm operations. For the purposes of 18 19 this section, "agricultural education programs" means 20 activities or events designed to promote knowledge and understanding of agricultural activities and practices 21

1 conducted on a farming operation as defined in section 2 165-2; 3 [<del>(20)</del>] (19) Solar energy facilities that do not occupy more 4 than ten per cent of the acreage of the parcel, or 5 twenty acres of land, whichever is lesser or for which 6 a special use permit is granted pursuant to section 7 205-6; provided that this use shall not be permitted 8 on lands with soil classified by the land study 9 bureau's detailed land classification as overall 10 (master) productivity rating class A unless the solar 11 energy facilities are: 12 (A) Located on a paved or unpaved road in existence 13 as of December 31, 2013, and the parcel of land 14 upon which the paved or unpaved road is located 15 has a valid county agriculture tax dedication 16 status or a valid agricultural conservation 17 easement; 18 (B) Placed in a manner that still allows vehicular 19 traffic to use the road; and 20 Granted a special use permit by the commission (C) 21 pursuant to section 205-6;

1	[ <del>(21)</del> ] <u>(20)</u>	Solar energy facilities on lands with soil
2	class	sified by the land study bureau's detailed land
3	class	sification as overall (master) productivity rating
4	B or	C for which a special use permit is granted
5	pursu	ant to section 205-6; provided that:
6	(A)	The area occupied by the solar energy facilities
7		is also made available for compatible
8		agricultural activities at a lease rate that is
9		at least fifty per cent below the fair market
10		rent for comparable properties;
11	(B)	Proof of financial security to decommission the
12		facility is provided to the satisfaction of the
13		appropriate county planning commission prior to
14		date of commencement of commercial generation;
15		and
16	(C)	Solar energy facilities shall be decommissioned
17		at the owner's expense according to the following
18		requirements:
19		(i) Removal of all equipment related to the
20		solar energy facility within twelve months
21		of the conclusion of operation or useful
22		life; and

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1	(ii) Restoration of the disturbed earth to
2	substantially the same physical condition as
3	existed prior to the development of the
4	solar energy facility[-];
5	For the purposes of this paragraph, "agricultural
6	activities" means the activities described in
7	paragraphs (1) to (3); [ <del>or</del> ] <u>and</u>
8	[ <del>(22)</del> ] <u>(21)</u> Geothermal resources exploration and geothermal
9	resources development, as defined under section
10	182-1."
11	SECTION 5. Section 205-5, Hawaii Revised Statutes, is
12	amended by amending subsection (b) to read as follows:
13	"(b) Within agricultural districts, uses compatible to the
14	activities described in section 205-2 as determined by the
15	commission shall be permitted; provided that accessory
16	agricultural uses and services described in sections 205-2 and
17	205-4.5 may be further defined by each county by zoning
18	ordinance. [Each county shall adopt ordinances setting forth
19	procedures and requirements, including provisions for
20	enforcement, penalties, and administrative oversight, for the
21	review and permitting of agricultural tourism uses and
22	activities as an accessory use on a working farm, or farming

1	operation as defined in section 165-2. Ordinances shall include
2	but not be limited to:
3	(1) Requirements for access to a farm, including road
4	width, road surface, and parking;
5	(2) Requirements and restrictions for accessory facilities
6	connected with the farming operation, including gift
7	shops and restaurants;
8	(3) Activities that may be offered by the farming
9	operation for visitors;
10	(4) Days and hours of operation; and
11	(5) Automatic termination of the accessory use upon the
12	cessation of the farming operation.]
13	Each county may adopt ordinances setting forth procedures,
14	standards, and requirements for the purposes of regulating
15	agricultural tourism uses and activities as an accessory use on
16	a bona fide farming operation pursuant to sections 205-2(d)(11)
17	and 205-4.5(a)(13); provided that:
18	(1) Proof of bona fide farming operation income shall be
19	evidenced by, at a minimum:
20	(A) Federal tax forms that show profit or loss from
21	farming and state general excise tax forms for

1	each year of agricultural income as required by
2	sections 205-2(d)(11) and 205-4.5(a)(13); or
3	(B) A notarized affidavit attesting that the income
4	from the sale of agricultural products grown on
5	the subject property meets or exceeds the minimum
6	income requirements in sections 205-2(d)(11) and
7	205-4.5(a)(13), or county ordinance, whichever is
8	more; and
9	(2) A county may adopt more restrictive standards and
10	requirements for permitting and regulating
11	agricultural tourism uses and activities, including
12	more restrictive income criteria and proof of bona
13	fide farming operations.
14	Each county may require an environmental assessment under
15	chapter 343 as a condition to any agricultural tourism use and
16	activity. Other uses may be allowed by special permits issued
17	pursuant to this chapter. The minimum lot size in agricultural
18	districts shall be determined by each county by zoning
19	ordinance, subdivision ordinance, or other lawful means;
20	provided that the minimum lot size for any agricultural use

21 shall not be less than one acre, except as provided herein. If

22  $\,$  the county finds that unreasonable economic hardship to the

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1 owner or lessee of land cannot otherwise be prevented or where land utilization is improved, the county may allow lot sizes of 2 3 less than the minimum lot size as specified by law for lots 4 created by a consolidation of existing lots within an agricultural district and the resubdivision thereof; provided 5 6 that the consolidation and resubdivision do not result in an 7 increase in the number of lots over the number existing prior to 8 consolidation; and provided further that in no event shall a lot 9 which is equal to or exceeds the minimum lot size of one acre be 10 less than that minimum after the consolidation and resubdivision 11 action. The county may also allow lot sizes of less than the 12 minimum lot size as specified by law for lots created or used 13 for plantation community subdivisions as defined in section 205-4.5(a)(12), for public, private, and guasi-public utility 14 15 purposes, and for lots resulting from the subdivision of 16 abandoned roadways and railroad easements."

17 SECTION 6. Each county may adopt interim rules or 18 ordinances to regulate agricultural tourism uses, to remain in 19 effect until the county has adopted or amended applicable county 20 codes to conform to this Act.

21 SECTION 7. This Act shall not invalidate a lawful permit
22 for an agricultural tourism use and activity including overnight

9	BY REQUEST
8	INTRODUCED BY: Ama Marcado fr
7	$\alpha \mathcal{X}$
6	on July 1, 2015.
5	SECTION 9. This Act, upon its approval, shall take effect
4	and stricken. New statutory material is underscored.
3	SECTION 8. Statutory material to be repealed is bracketed
2	on or before the effective date of this Act.
1	accommodations, on lands in the agricultural district in effect

#### Report Title:

Agricultural Tourism; Overnight Accommodations; Bona Fide Farmer

#### Description:

Allows for overnight accommodations for bona fide farming operations. Defines bona fide farming operations.

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

#### SB. NO. 1013

#### JUSTIFICATION SHEET

- DEPARTMENT: Business, Economic Development, and Tourism
- TITLE: A BILL FOR AN ACT RELATING TO LAND USE.
- PURPOSE: To allow for agricultural tourism activities, including overnight accommodations, for bona fide farming operations without requiring county ordinance changes.
- MEANS: Amend sections 141-9(a), 205-2(d), 205-4.5(a), and 205-5(b), Hawaii Revised Statutes.
- JUSTIFICATION: The legislature passed a law in 2006 to allow farmers the opportunity to generate additional income by offering agricultural tourism activities to visitors to their farms. Agricultural tourism is to be secondary and accessory to the principal agricultural use and requires the counties to enact ordinances to regulate it. To date, only Hawaii County has an agricultural tourism ordinance. Farmers in the counties of Kauai, Honolulu, and Maui do not have the same opportunity.

Act 329, Session Laws of Hawaii 2012, amended the agricultural tourism statute by adding overnight accommodations of twentyone days or less as a permissible agricultural tourism activity, but again limits these activities to counties with an agricultural tourism ordinance. Consequently, although eight years have passed since the legislature first allowed agricultural tourism, such activity in the counties of Kauai, Honolulu, and Maui is still prohibited.

This bill increases the duration of an overnight accommodation stay from twenty-one to less than thirty consecutive days and clearly defines bona fide farming operations



to better ensure that agricultural tourism activities are properly constrained and abuse is reduced, particularly when overnight accommodations are included. Importantly, there has long been a need for a clear statutory definition of what constitutes a bona fide farming operation. This bill also allows counties to impose more restrictive requirements, but eliminates the requirement for county ordinances. Consequently, agricultural tourism may then occur in all counties, subject to any additional restrictions which the counties may affirmatively choose to create.

Impact on the public: Would make it easier for truly bona fide farming operations to consider and undertake agricultural tourism activities, thereby increasing the agricultural-related income of those operations.

Impact on the department and other agencies: No state department or agency responsibilities are impacted, however, the Office of Planning should inquire with the counties on the status of their respective agricultural tourism permitting efforts and any issues they are encountering.

GENERAL FUND: None.

OTHER FUNDS: None.

PPBS PROGRAM DESIGNATION: BED 144.

OTHER AFFECTED AGENCIES:

ENCIES: Department of Agriculture, Land Use Commission, counties.

EFFECTIVE DATE: July 1, 2015.