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# A BILL FOR AN ACT

RELATING TO AGRICULTURAL LANDS.

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

1       SECTION 1. Section 205-4.5, Hawaii Revised Statutes, is  
2 amended by amending subsection (a) to read as follows:

3       "(a) Within the agricultural district, all lands with soil  
4 classified by the land study bureau's detailed land  
5 classification as overall (master) productivity rating class A  
6 or B and for solar energy facilities, class B or C, shall be  
7 restricted to the following permitted uses:

8       (1) Cultivation of crops, including crops for bioenergy,  
9       flowers, vegetables, foliage, fruits, forage, and  
10       timber;

11       (2) Game and fish propagation;

12       (3) Raising of livestock, including poultry, bees, fish,  
13       or other animal or aquatic life that are propagated  
14       for economic or personal use;

15       (4) Farm dwellings, employee housing, farm buildings, or  
16       activities or uses related to farming and animal  
17       husbandry. "Farm dwelling", as used in this



1 paragraph, means a single-family dwelling located on  
2 and accessory to a farm, including clusters of single-  
3 family farm dwellings permitted within agricultural  
4 parks developed by the State, or where agricultural  
5 activity provides income to the family occupying the  
6 dwelling;

7 (5) Public institutions and buildings that are necessary  
8 for agricultural practices;

9 (6) Public and private open area types of recreational  
10 uses, including day camps, picnic grounds, parks, and  
11 riding stables, but not including dragstrips,  
12 airports, drive-in theaters, golf courses, golf  
13 driving ranges, country clubs, and overnight camps;

14 (7) Public, private, and quasi-public utility lines and  
15 roadways, transformer stations, communications  
16 equipment buildings, solid waste transfer stations,  
17 major water storage tanks, and appurtenant small  
18 buildings such as booster pumping stations, but not  
19 including offices or yards for equipment, material,  
20 vehicle storage, repair or maintenance, treatment  
21 plants, corporation yards, or other similar



1 structures; provided that waste disposal facilities  
2 shall not be permitted;

3 (8) Retention, restoration, rehabilitation, or improvement  
4 of buildings or sites of historic or scenic interest;

5 (9) Agricultural-based commercial operations as described  
6 in section 205-2(d)(15);

7 (10) Buildings and uses, including mills, storage, and  
8 processing facilities, maintenance facilities,  
9 photovoltaic, biogas, and other small-scale renewable  
10 energy systems producing energy solely for use in the  
11 agricultural activities of the fee or leasehold owner  
12 of the property, and vehicle and equipment storage  
13 areas that are normally considered directly accessory  
14 to the above-mentioned uses and are permitted under  
15 section 205-2(d);

16 (11) Agricultural parks;

17 (12) Plantation community subdivisions, which as used in  
18 this chapter means an established subdivision or  
19 cluster of employee housing, community buildings, and  
20 agricultural support buildings on land currently or  
21 formerly owned, leased, or operated by a sugar or



1 pineapple plantation; provided that the existing  
2 structures may be used or rehabilitated for use, and  
3 new employee housing and agricultural support  
4 buildings may be allowed on land within the  
5 subdivision as follows:

6 (A) The employee housing is occupied by employees or  
7 former employees of the plantation who have a  
8 property interest in the land;

9 (B) The employee housing units not owned by their  
10 occupants shall be rented or leased at affordable  
11 rates for agricultural workers; or

12 (C) The agricultural support buildings shall be  
13 rented or leased to agricultural business  
14 operators or agricultural support services;

15 (13) Agricultural tourism conducted on a working farm, or a  
16 farming operation as defined in section 165-2, for the  
17 enjoyment, education, or involvement of visitors;  
18 provided that the agricultural tourism activity is  
19 accessory and secondary to the principal agricultural  
20 use and does not interfere with surrounding farm  
21 operations; and provided further that this paragraph



1 shall apply only to a county that has adopted  
2 ordinances regulating agricultural tourism under  
3 section 205-5;

4 (14) Agricultural tourism activities, including overnight  
5 accommodations of twenty-one days or less, for any one  
6 stay within a county; provided that this paragraph  
7 shall apply only to a county that includes at least  
8 three islands and has adopted ordinances regulating  
9 agricultural tourism activities pursuant to section  
10 205-5; provided further that the agricultural tourism  
11 activities coexist with a bona fide agricultural  
12 activity. For the purposes of this paragraph, "bona  
13 fide agricultural activity" means a farming operation  
14 as defined in section 165-2;

15 (15) Wind energy facilities, including the appurtenances  
16 associated with the production and transmission of  
17 wind generated energy; provided that the wind energy  
18 facilities and appurtenances are compatible with  
19 agriculture uses and cause minimal adverse impact on  
20 agricultural land;



1 (16) Biofuel processing facilities, including the  
2 appurtenances associated with the production and  
3 refining of biofuels that is normally considered  
4 directly accessory and secondary to the growing of the  
5 energy feedstock; provided that biofuel processing  
6 facilities and appurtenances do not adversely impact  
7 agricultural land and other agricultural uses in the  
8 vicinity.

9 For the purposes of this paragraph:

10 "Appurtenances" means operational infrastructure  
11 of the appropriate type and scale for economic  
12 commercial storage and distribution, and other similar  
13 handling of feedstock, fuels, and other products of  
14 biofuel processing facilities.

15 "Biofuel processing facility" means a facility  
16 that produces liquid or gaseous fuels from organic  
17 sources such as biomass crops, agricultural residues,  
18 and oil crops, including palm, canola, soybean, and  
19 waste cooking oils; grease; food wastes; and animal  
20 residues and wastes that can be used to generate  
21 energy;



1 (17) Agricultural-energy facilities, including  
2 appurtenances necessary for an agricultural-energy  
3 enterprise; provided that the primary activity of the  
4 agricultural-energy enterprise is agricultural  
5 activity. To be considered the primary activity of an  
6 agricultural-energy enterprise, the total acreage  
7 devoted to agricultural activity shall be not less  
8 than ninety per cent of the total acreage of the  
9 agricultural-energy enterprise. The agricultural-  
10 energy facility shall be limited to lands owned,  
11 leased, licensed, or operated by the entity conducting  
12 the agricultural activity.

13 As used in this paragraph:

14 "Agricultural activity" means any activity  
15 described in paragraphs (1) to (3) of this subsection.

16 "Agricultural-energy enterprise" means an  
17 enterprise that integrally incorporates an  
18 agricultural activity with an agricultural-energy  
19 facility.

20 "Agricultural-energy facility" means a facility  
21 that generates, stores, or distributes renewable



1 energy as defined in section 269-91 or renewable fuel  
2 including electrical or thermal energy or liquid or  
3 gaseous fuels from products of agricultural activities  
4 from agricultural lands located in the State.

5 "Appurtenances" means operational infrastructure  
6 of the appropriate type and scale for the economic  
7 commercial generation, storage, distribution, and  
8 other similar handling of energy, including equipment,  
9 feedstock, fuels, and other products of agricultural-  
10 energy facilities;

11 (18) Construction and operation of wireless communication  
12 antennas, including small wireless facilities;  
13 provided that, for the purposes of this paragraph,  
14 "wireless communication antenna" means communications  
15 equipment that is either freestanding or placed upon  
16 or attached to an already existing structure and that  
17 transmits and receives electromagnetic radio signals  
18 used in the provision of all types of wireless  
19 communications services; provided further that "small  
20 wireless facilities" shall have the same meaning as in  
21 section 206N-2; provided further that nothing in this





1 paragraph shall be construed to permit the  
2 construction of any new structure that is not deemed a  
3 permitted use under this subsection;

4 (19) Agricultural education programs conducted on a farming  
5 operation as defined in section 165-2, for the  
6 education and participation of the general public;  
7 provided that the agricultural education programs are  
8 accessory and secondary to the principal agricultural  
9 use of the parcels or lots on which the agricultural  
10 education programs are to occur and do not interfere  
11 with surrounding farm operations. For the purposes of  
12 this paragraph, "agricultural education programs"  
13 means activities or events designed to promote  
14 knowledge and understanding of agricultural activities  
15 and practices conducted on a farming operation as  
16 defined in section 165-2;

17 (20) Solar energy facilities that do not occupy more than  
18 ten per cent of the acreage of the parcel, or twenty  
19 acres of land, whichever is lesser or for which a  
20 special use permit is granted pursuant to section  
21 205-6; provided that this use shall not be permitted



1 on lands with soil classified by the land study  
2 bureau's detailed land classification as overall  
3 (master) productivity rating class A;

4 (21) Solar energy facilities on lands with soil classified  
5 by the land study bureau's detailed land  
6 classification as overall (master) productivity rating  
7 B or C for which a special use permit is granted  
8 pursuant to section 205-6; provided that:

9 (A) The area occupied by the solar energy facilities  
10 is also made available for compatible  
11 agricultural activities at a lease rate that is  
12 at least fifty per cent below the fair market  
13 rent for comparable properties;

14 (B) Proof of financial security to decommission the  
15 facility is provided to the satisfaction of the  
16 appropriate county planning commission prior to  
17 date of commencement of commercial generation;  
18 and

19 (C) Solar energy facilities shall be decommissioned  
20 at the owner's expense according to the following  
21 requirements:



(i) Removal of all equipment related to the solar energy facility within twelve months of the conclusion of operation or useful life; and

(ii) Restoration of the disturbed earth to substantially the same physical condition as existed prior to the development of the solar energy facility.

For the purposes of this paragraph, "agricultural activities" means the activities described in paragraphs (1) to (3);

(22) Geothermal resources exploration and geothermal resources development, as defined under section 182-1; or

(23) Hydroelectric facilities, including the appurtenances associated with the production and transmission of hydroelectric energy, subject to section 205-2; provided that the hydroelectric facilities and their appurtenances:



- 1 (A) Shall consist of a small hydropower facility as  
2 defined by the United States Department of  
3 Energy, including:
- 4 (i) Impoundment facilities using a dam to store  
5 water in a reservoir;
- 6 (ii) A diversion or run-of-river facility that  
7 channels a portion of a river through a  
8 canal or channel; and
- 9 (iii) Pumped storage facilities that store energy  
10 by pumping water uphill to a reservoir at  
11 higher elevation from a reservoir at a lower  
12 elevation to be released to turn a turbine  
13 to generate electricity;
- 14 (B) Comply with the state water code, chapter 174C;
- 15 (C) Shall, if over five hundred kilowatts in  
16 hydroelectric generating capacity, have the  
17 approval of the commission on water resource  
18 management, including a new instream flow  
19 standard established for any new hydroelectric  
20 facility; and



(D) Do not impact or impede the use of agricultural land or the availability of surface or ground water for all uses on all parcels that are served by the ground water sources or streams for which hydroelectric facilities are considered."

SECTION 2. Section 205-43, Hawaii Revised Statutes, is amended to read as follows:

"[+]§205-43[+] **Important agricultural lands; policies.**

State and county agricultural policies, tax policies, land use plans, ordinances, and rules shall promote the long-term viability of agricultural use of important agricultural lands and shall be consistent with and implement the following policies:

- (1) Promote the retention of important agricultural lands in blocks of contiguous, intact, and functional land units large enough to allow flexibility in agricultural production and management;
- (2) Discourage the fragmentation of important agricultural lands and the conversion of these lands to nonagricultural uses;



- 1 (3) Direct nonagricultural uses and activities from  
2 important agricultural lands to other areas and ensure  
3 that uses on important agricultural lands are actually  
4 agricultural uses;
- 5 (4) Limit physical improvements on important agricultural  
6 lands to maintain affordability of these lands for  
7 agricultural purposes;
- 8 (5) Provide a basic level of infrastructure and services  
9 on important agricultural lands limited to the minimum  
10 necessary to support agricultural uses and activities;
- 11 (6) Facilitate the long-term dedication of important  
12 agricultural lands for future agricultural use through  
13 the use of incentives;
- 14 (7) Facilitate the access of farmers to important  
15 agricultural lands for long-term viable agricultural  
16 use; ~~and~~
- 17 (8) Promote the maintenance of essential agricultural  
18 infrastructure systems, including irrigation  
19 systems~~[-]~~; and
- 20 (9) Prohibit the creation of waste disposal sites on  
21 important agricultural lands."



1       SECTION 3. Statutory material to be repealed is bracketed  
2 and stricken. New statutory material is underscored.

3       SECTION 4. This Act shall take effect on July 1, 2050.

4



**Report Title:**

Waste Disposal; Important Agricultural Lands; Land Bureau  
Detailed Land Classification Study

**Description:**

Prohibits siting of waste disposal facilities on important  
agricultural lands and agricultural lands with class A and B  
productivity ratings. Effective 7/1/2050. (HD1)

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

