
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 provided that the property owner shall receive a
15 special permit pursuant to section 205-6 approving the
16 recreational use from the county in which the property
17 is located;
- 18 (7) Public, private, and quasi-public utility lines and
19 roadways, transformer stations, communications
20 equipment buildings, solid waste transfer stations,
21 major water storage tanks, and appurtenant small



- 1 buildings such as booster pumping stations, but not
2 including offices or yards for equipment, material,
3 vehicle storage, repair or maintenance, treatment
4 plants, corporation yards, or other similar
5 structures;
- 6 (8) Retention, restoration, rehabilitation, or improvement
7 of buildings or sites of historic or scenic interest;
- 8 (9) Agricultural-based commercial operations as described
9 in section 205-2(d)(15);
- 10 (10) Buildings and uses, including mills, storage, and
11 processing facilities, maintenance facilities,
12 photovoltaic, biogas, and other small-scale renewable
13 energy systems producing energy solely for use in the
14 agricultural activities of the fee or leasehold owner
15 of the property, and vehicle and equipment storage
16 areas that are normally considered directly accessory
17 to the above-mentioned uses and are permitted under
18 section 205-2(d);
- 19 (11) Agricultural parks;
- 20 (12) Plantation community subdivisions, which as used in
21 this chapter means an established subdivision or



1 cluster of employee housing, community buildings, and
2 agricultural support buildings on land currently or
3 formerly owned, leased, or operated by a sugar or
4 pineapple plantation; provided that the existing
5 structures may be used or rehabilitated for use, and
6 new employee housing and agricultural support
7 buildings may be allowed on land within the
8 subdivision as follows:

9 (A) The employee housing is occupied by employees or
10 former employees of the plantation who have a
11 property interest in the land;

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

15 (C) The agricultural support buildings shall be
16 rented or leased to agricultural business
17 operators or agricultural support services;

18 (13) Agricultural tourism conducted on a working farm, or a
19 farming operation as defined in section 165-2, for the
20 enjoyment, education, or involvement of visitors;
21 provided that the agricultural tourism activity is



1 accessory and secondary to the principal agricultural
2 use and does not interfere with surrounding farm
3 operations; and provided further that this paragraph
4 shall apply only to a county that has adopted
5 ordinances regulating agricultural tourism under
6 section 205-5;

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

18 (15) Wind energy facilities, including the appurtenances
19 associated with the production and transmission of
20 wind generated energy; provided that the wind energy
21 facilities and appurtenances are compatible with



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

11 For the purposes of this paragraph:

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

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



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

15 As used in this paragraph:

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

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



1 "Agricultural-energy facility" means a facility
2 that generates, stores, or distributes renewable
3 energy as defined in section 269-91 or renewable fuel
4 including electrical or thermal energy or liquid or
5 gaseous fuels from products of agricultural activities
6 from agricultural lands located in the State.

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

13 (18) Construction and operation of wireless communication
14 antennas, including small wireless facilities;
15 provided that, for the purposes of this paragraph,
16 "wireless communication antenna" means communications
17 equipment that is either freestanding or placed upon
18 or attached to an already existing structure and that
19 transmits and receives electromagnetic radio signals
20 used in the provision of all types of wireless
21 communications services; provided further that "small



1 wireless facilities" shall have the same meaning as in
2 section 206N-2; provided further that nothing in this
3 paragraph shall be construed to permit the
4 construction of any new structure that is not deemed a
5 permitted use under this subsection;

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

19 (20) Solar energy facilities that do not occupy more than
20 ten per cent of the acreage of the parcel, or twenty
21 acres of land, whichever is lesser or for which a



1 special use permit is granted pursuant to section 205-
2 6; provided that this use shall not be permitted on
3 lands with soil classified by the land study bureau's
4 detailed land classification as overall (master)
5 productivity rating class A;

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

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

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



1 (C) Solar energy facilities shall be decommissioned
2 at the owner's expense according to the following
3 requirements:

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

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

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

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

17 (23) Hydroelectric facilities, including the appurtenances
18 associated with the production and transmission of
19 hydroelectric energy, subject to section 205-2;
20 provided that the hydroelectric facilities and their
21 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



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

6 (24) Notwithstanding any other law to the contrary,
7 composting and co-composting operations; provided that
8 operations that process their own green waste and do
9 not require permits from the department of health
10 shall use the finished composting product only on the
11 operation's own premises to minimize the potential
12 spread of invasive species."

13 SECTION 2. Section 205-13, Hawaii Revised Statutes, is
14 amended by amending subsection (a) to read as follows:

15 "[+] (a) [+] Any person who violates any provision under
16 section 205-4.5, or any regulation established relating thereto,
17 shall be fined not more than \$5,000, and any person who violates
18 any other provision of this chapter, or any regulation
19 established relating thereto, shall be fined not more than
20 \$1,000[-]; provided that any person who violates section 205-



1 4.5(a)(6) shall be fined not more than \$10,000 per violation per
2 day."

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

5 SECTION 4. This Act shall take effect on July 1, 2024.

6

INTRODUCED BY: _____



JAN 18 2024



H.B. NO. 1813

Report Title:

Agricultural Lands; Recreational Use; Special Permit; Fines

Description:

Requires a property owner of agricultural land to obtain a special permit from the respective county prior to conducting public and private open area types of recreational use.

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