
A BILL FOR AN ACT

RELATING TO FARM DWELLINGS.

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

1 SECTION 1. The legislature finds that the emergence of
2 farm dwellings on agricultural park lots has contributed to
3 community complaints regarding dust, noise pollution, and other
4 nuisances arising from the residential use of farm dwellings.
5 In particular, concerns raised about residential activity on
6 Maui agricultural park lots continue to burden existing farmers
7 and ranchers.

8 The purpose of this Act is to prohibit:

- 9 (1) Any person from residing, living, dwelling, or
10 sleeping on any agricultural park lot unless within a
11 farm dwelling that is permitted by the board of
12 agriculture after the board conducts a thorough review
13 of the proposed use; and
14 (2) The construction of new farm dwellings on any
15 agricultural park lot.



1 SECTION 2. Chapter 166, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§166- Farm dwellings; prohibited. No person shall
5 reside, live, dwell, or sleep on any agricultural park lot,
6 except within a farm dwelling permitted by the board after a
7 thorough and comprehensive review that includes input from
8 adjacent landowners and lessees; provided that the board's
9 review shall include an evaluation of whether there are
10 appropriate buffer zones in place to address dust, noise
11 pollution, and other nuisances that may arise from the proposed
12 use of the farm dwelling."

13 SECTION 3. During fiscal year 2025-2026, the department of
14 agriculture may inspect each agricultural park lot for
15 unpermitted farm dwellings. If an unpermitted farm dwelling is
16 found, the information shall be referred to the board of
17 agriculture.

18 SECTION 4. New statutory material is underscored.

19 SECTION 5. This Act shall take effect upon its approval.

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Report Title:

BOA; DOA; Agricultural Park Lots; Farm Dwellings; Land Use; Inspections

Description:

Prohibits residing on agricultural park lots unless within a farm dwelling permitted by the Board of Agriculture. Authorizes the Department of Agriculture to conduct inspections of agricultural park lots for unpermitted farm dwellings during fiscal year 2025-2026. (SD1)

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