
A BILL FOR AN ACT

RELATING TO AGRICULTURAL LANDS.

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

1 SECTION 1. The legislature finds that it is difficult for
2 farmers in Hawaii to be sustainable for a number of reasons,
3 including the limited availability of reliable markets and food
4 hubs, which are facilities used to secure food and process value
5 added products. Allowing farmers markets and food hubs to be
6 operated on agricultural lands will help ensure public access to
7 locally grown food and value added products.

8 The legislature also finds that farmers require convenient
9 processing facilities to bottle and jar fresh jellies, curries,
10 pickled products, and other prepared foods. Having a facility
11 on a farm close to where food is grown increases productivity
12 and provides an abundance of food for local and export markets.
13 Allowing farmers markets and food hubs on agricultural land also
14 offers customers community-supported agriculture pickup
15 locations, outlets for produce from school gardens, and venues
16 with access to restrooms. Residents and tourists will also be
17 able to enjoy the agrarian lands, attend farm classes, visit



1 demonstration gardens, and see where and how their food is
2 grown.

3 The legislature further finds that allowing farmers markets
4 and food hubs on agricultural land will lower costs and increase
5 revenue to farmers in the State, and help farmers become or
6 remain sustainable.

7 The purpose of this Act is to permit farmers markets and
8 food hubs on agricultural lands.

9 SECTION 2. Section 205-2, Hawaii Revised Statutes, is
10 amended by amending subsection (d) to read as follows:

11 "(d) Agricultural districts shall include:

12 (1) Activities or uses as characterized by the cultivation
13 of crops, crops for bioenergy, orchards, forage, and
14 forestry;

15 (2) Farming activities or uses related to animal husbandry
16 and game and fish propagation;

17 (3) Aquaculture, which means the production of aquatic
18 plant and animal life within ponds and other bodies of
19 water;

20 (4) Wind generated energy production for public, private,
21 and commercial use;



- 1 (5) Biofuel production, as described in section
2 205-4.5(a)(16), for public, private, and commercial
3 use;
- 4 (6) Solar energy facilities; provided that:
- 5 (A) This paragraph shall apply only to land with soil
6 classified by the land study bureau's detailed
7 land classification as overall (master)
8 productivity rating class B, C, D, or E; and
- 9 (B) Solar energy facilities placed within land with
10 soil classified as overall productivity rating
11 class B or C shall not occupy more than ten per
12 cent of the acreage of the parcel, or twenty
13 acres of land, whichever is lesser, unless a
14 special use permit is granted pursuant to section
15 205-6;
- 16 (7) Bona fide agricultural services and uses that support
17 the agricultural activities of the fee or leasehold
18 owner of the property and accessory to any of the
19 above activities, regardless of whether conducted on
20 the same premises as the agricultural activities to
21 which they are accessory, including farm dwellings as



- 1 defined in section 205-4.5(a)(4), employee housing,
2 farm buildings, mills, storage facilities, processing
3 facilities, photovoltaic, biogas, and other small-
4 scale renewable energy systems producing energy solely
5 for use in the agricultural activities of the fee or
6 leasehold owner of the property, agricultural-energy
7 facilities as defined in section 205-4.5(a)(17),
8 vehicle and equipment storage areas, and plantation
9 community subdivisions as defined in section
10 205-4.5(a)(12);
- 11 (8) Wind machines and wind farms;
- 12 (9) Small-scale meteorological, air quality, noise, and
13 other scientific and environmental data collection and
14 monitoring facilities occupying less than one-half
15 acre of land; provided that these facilities shall not
16 be used as or equipped for use as living quarters or
17 dwellings;
- 18 (10) Agricultural parks;
- 19 (11) Agricultural tourism conducted on a working farm, or a
20 farming operation as defined in section 165-2, for the
21 enjoyment, education, or involvement of visitors;



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

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

19 (13) Open area recreational facilities;

20 (14) Geothermal resources exploration and geothermal
21 resources development, as defined under section 182-1;



- 1 (15) Agricultural-based commercial operations, including:
- 2 (A) A roadside stand that is not an enclosed
- 3 structure, owned and operated by a producer for
- 4 the display and sale of agricultural products
- 5 grown in Hawaii and value-added products that
- 6 were produced using agricultural products grown
- 7 in Hawaii;
- 8 (B) Retail activities in an enclosed structure owned
- 9 and operated by a producer for the display and
- 10 sale of agricultural products grown in Hawaii,
- 11 value-added products that were produced using
- 12 agricultural products grown in Hawaii, logo items
- 13 related to the producer's agricultural
- 14 operations, and other food items; ~~and~~
- 15 (C) A retail food establishment owned and operated by
- 16 a producer and permitted under title 11, chapter
- 17 12 of the rules of the department of health that
- 18 prepares and serves food at retail using products
- 19 grown in Hawaii and value-added products that
- 20 were produced using agricultural products grown
- 21 in Hawaii~~[-]~~i;



1 (D) A farmers market; and

2 (E) A food hub.

3 The owner of an agricultural-based commercial
4 operation shall certify, upon request of an officer or
5 agent charged with enforcement of this chapter under
6 section 205-12, that the agricultural products
7 displayed or sold by the operation meet the
8 requirements of this paragraph~~;~~ and]. As used in
9 this paragraph, "food hub" means a facility, which may
10 contain a commercial kitchen, that provides for the
11 storage, processing, distribution, and sale of
12 agricultural products grown in Hawaii;

13 (16) Hydroelectric facilities as described in section
14 205-4.5(a)(23).

15 Agricultural districts shall not include golf courses and golf
16 driving ranges, except as provided in section 205-4.5(d).

17 Agricultural districts include areas that are not used for, or
18 that are not suited to, agricultural and ancillary activities by
19 reason of topography, soils, and other related characteristics."

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



1 SECTION 4. This Act shall take effect on July 1, 2017.

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INTRODUCED BY:

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[Signature]

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H.B. NO. 1475

Report Title:

Agricultural Lands; Commercial Operations; Farmers Markets; Food Hubs

Description:

Permits farmers markets and food hubs on lands in an agricultural district.

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