A BILL FOR AN ACT

RELATING TO HOUSING THAT SUPPORTS AGRICULTURAL PRODUCTION.

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

SECTION 1. The legislature finds that a lack of housing for farmers and farm workers has made it difficult for working farms to attract and retain employees and keep the costs of starting a farm at an economical level. Given the importance of locally grown crops to the State's economy, food security, and health of its population, the legislature believes that authorizing the construction of "tiny homes" for residential use by farm workers or beginning farmers will support and encourage agricultural production in the State. "Tiny homes" are small dwelling units with less than five hundred square feet of interior living space that are built on the ground or on a mobile trailer base, and can be constructed more quickly and more affordably than traditional homes.

Accordingly, the purpose of this Act is to authorize the construction of tiny homes for residential use within agricultural districts, on farms that are engaged in agricultural production.
SECTION 2. Section 205-4.5, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

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

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

(2) Game and fish propagation;

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

(4) Farm dwellings, employee housing, farm buildings, or activities or uses related to farming and animal husbandry. "Farm dwelling", as used in this paragraph, means a single-family dwelling located on and used in connection with a farm, including clusters of single-family farm dwellings permitted within agricultural parks developed by the State, or where
agricultural activity provides income to the family occupying the dwelling;

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

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

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

(8) Retention, restoration, rehabilitation, or improvement of buildings or sites of historic or scenic interest;
(9) Agricultural-based commercial operations as described in section 205-2(d)(15);

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

(11) Agricultural parks;

(12) Plantation community subdivisions, which as used in this chapter means an established subdivision or cluster of employee housing, community buildings, and agricultural support buildings on land currently or formerly owned, leased, or operated by a sugar or pineapple plantation; provided that the existing structures may be used or rehabilitated for use, and new employee housing and agricultural support
buildings may be allowed on land within the subdivision as follows:

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

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

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

(13) Agricultural tourism conducted on a working farm, or a farming operation as defined in section 165-2, for the enjoyment, education, or involvement of visitors; provided that the agricultural tourism activity is accessory and secondary to the principal agricultural use and does not interfere with surrounding farm operations; and provided further that this paragraph shall apply only to a county that has adopted ordinances regulating agricultural tourism under section 205-5;
Agricultural tourism activities, including overnight accommodations of twenty-one days or less, for any one stay within a county; provided that this paragraph shall apply only to a county that includes at least three islands and has adopted ordinances regulating agricultural tourism activities pursuant to section 205-5; provided further that the agricultural tourism activities coexist with a bona fide agricultural activity. For the purposes of this paragraph, "bona fide agricultural activity" means a farming operation as defined in section 165-2;

Wind energy facilities, including the appurtenances associated with the production and transmission of wind generated energy; provided that the wind energy facilities and appurtenances are compatible with agriculture uses and cause minimal adverse impact on agricultural land;

Biofuel processing facilities, including the appurtenances associated with the production and refining of biofuels that is normally considered directly accessory and secondary to the growing of the
energy feedstock; provided that biofuel processing facilities and appurtenances do not adversely impact agricultural land and other agricultural uses in the vicinity.

For the purposes of this paragraph:

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

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

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

As used in this paragraph:

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

"Agricultural-energy enterprise" means an enterprise that integrally incorporates an agricultural activity with an agricultural-energy facility.

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

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

(18) Construction and operation of wireless communication antennas, including small wireless facilities;

provided that, for the purposes of this paragraph, "wireless communication antenna" means communications equipment that is either freestanding or placed upon or attached to an already existing structure and that transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services; provided further that "small wireless facilities" shall have the same meaning as in section 206N-2; provided further that nothing in this paragraph shall be construed to permit the
construction of any new structure that is not deemed a permitted use under this subsection;

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

(20) Solar energy facilities that do not occupy more than ten per cent of the acreage of the parcel, or twenty acres of land, whichever is lesser or for which a special use permit is granted pursuant to section 205-6; provided that this use shall not be permitted on lands with soil classified by the land study bureau's
detailed land classification as overall (master) productivity rating class A unless the solar energy facilities are:

(A) Located on a paved or unpaved road in existence as of December 31, 2013, and the parcel of land upon which the paved or unpaved road is located has a valid county agriculture tax dedication status or a valid agricultural conservation easement;

(B) Placed in a manner that still allows vehicular traffic to use the road; and

(C) Granted a special use permit by the commission pursuant to section 205-6;

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

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

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

(C) Solar energy facilities shall be decommissioned
at the owner's expense according to the following
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;

(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:

   (A) Shall consist of a small hydropower facility as defined by the United States Department of Energy, including:

   (i) Impoundment facilities using a dam to store water in a reservoir;

   (ii) A diversion or run-of-river facility that channels a portion of a river through a canal or channel; and

   (iii) Pumped storage facilities that store energy by pumping water uphill to a reservoir at higher elevation from a reservoir at a lower elevation to be released to turn a turbine to generate electricity;
(B) Comply with the state water code, chapter 174C;

(C) Shall, if over five hundred kilowatts in hydroelectric generating capacity, have the approval of the commission on water resource management, including a new instream flow standard established for any new hydroelectric 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[ ]; or

(24) Construction of tiny homes for use by farm workers or farmers; provided that a tiny home:

(A) Shall be limited to residential use by:

   (i) A farm employee providing a minimum of sixteen hours per week of needed labor for agricultural production, or a family member of the farm employee; or
(ii) The owner of a farm that has been engaged in agricultural production for a continuous period of less than five years; provided further that the need for labor, and a certification that use of the tiny home will conform to the requirements of this paragraph, shall be documented in a notarized affidavit by the farm owner to the appropriate county planning commission or agency;

(B) Is not occupied at any given time by more than two persons eighteen years of age or older;

(C) Shall be constructed or placed upon a legal parcel, and shall not require or preclude the construction of a primary residence;

(D) Shall have a water source and a sewage disposal system that comply with all applicable laws, ordinances, and rules;

(E) That is designed to be mobile and is constructed on a trailer with wheels shall be duly registered with the county in which it is located, and remain in a mobile condition;
(F) Shall be subject to county ordinances or permitting requirements that are directly applicable to residential uses of tiny homes in agricultural districts; and

(G) Within sixty days of cessation of occupancy, shall be disconnected from all utilities, including water sources and sewage disposal systems, and shall be removed from the parcel.

For the purposes of this paragraph:
"Agricultural production" means any of the acts described in paragraphs (1) to (3), except acts conducted for personal consumption.
"Tiny home" means a dwelling unit with less than five hundred square feet of interior living space that is either stationary or mobile."

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

SECTION 4. This Act shall take effect on June 29, 2019; provided that the amendments made to section 205-4.5(a), Hawaii Revised Statutes, by section 2 of this Act shall not be repealed
when that section is reenacted on June 30, 2019, pursuant to section 3(1) of Act 52, Session Laws of Hawaii 2014.

INTRODUCED BY: [Signature]

[Handwritten signature]
Report Title:
Agriculture; Housing; Farm Workers; Farm Owners; Tiny Homes; Agricultural Districts

Description:
Authorizes the construction of tiny homes for residential use within agricultural districts, on farms that are engaged in agricultural production. Provides that a tiny home shall be subject to county ordinances or permitting requirements that are directly applicable to residential uses of tiny homes in agricultural districts.

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