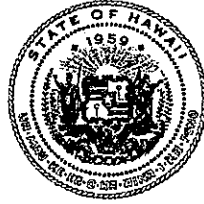
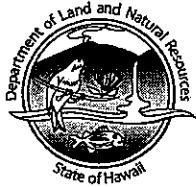


NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
WILLIAM J. AILA, JR
Chairperson**

**Before the House Committee on
AGRICULTURE**

**Wednesday, February 8, 2012
9:00 AM
State Capitol, Conference Room 312**

**In consideration of
HOUSE BILL 2424
RELATING TO AGRICULTURAL BUILDING PERMITS**

House Bill 2424 proposes to amend Chapter 46, Hawaii Revised Statutes, to exempt from county building permit requirements the construction, installation or operation of low-risk nonresidential agricultural buildings and structures. Any buildings or structures constructed pursuant to this exemption, however, must still comply with the applicable electrical code and wastewater regulations if utilizing such services and with applicable setback codes. The Department of Land and Natural Resources (Department) takes no position on this bill but offers the following comments.

The bill does not identify the agency responsible for determining compliance with electrical and setback codes and wastewater regulations. If such buildings or structures are constructed on public lands managed by the Department, the Department is acting as the landowner and lessor and not as a regulatory agency. Therefore, the Department would not make any determination as to compliance and will rely on the decision of the applicable county agency(ies).

The terms and conditions of the Department's standard form leases also requires the lessee maintain fire insurance covering all improvements and notes the possibility that the building permit exemption may impact the ability of a lessee to obtain fire insurance or the cost of such insurance.

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS



Oceanic Institute

An Affiliate of Hawai'i Pacific University

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE

Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

The Oceanic Institute (OI) is a private, 501 (c)(3) non-profit research and development organization dedicated to applied aquaculture and marine science research and education. OI is affiliated with Hawaii Pacific University.

OI strongly supports HB 2424 as written.

This bill exempts nonresidential agricultural buildings and structures on commercial farms and ranches from building permit requirements, thereby eliminating an unnecessary obstacle to the construction of essential agricultural infrastructure and helping to improve the economic viability of Hawaii's agricultural sector, without any cost to the State.

Background: Historically, building codes are the result of national efforts to quell large urban fires in the early 1900s to help mitigate large-scale fire loss. Since the largest of these devastating fires were primarily in large urban areas, the move to adopt uniform building codes generally did not include rural structures, particularly since the loss of an agricultural building seldom leads to the loss of human life.

Current status: While the complexity and reach of building codes have expanded dramatically over the past century, the agricultural building exemptions present in statute or code in most agricultural states remain in place, exempting agricultural buildings and, in a number of states, agricultural dwellings, from the zoning and building codes and building permit process. An extensive search of State statutes and codes has determined that at least 32 states currently have agricultural building exemptions.*

Right to farm: A number of states include agricultural building exemptions under their "right to farm" declarations. The State of Iowa declared in the Code of Iowa, Section 335.2 that "no ordinance adopted under this chapter applies to land, farm houses, farm barns, farm outbuildings or other buildings or structures which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used." The Illinois Compiled Statutes Chapter 55 Section 5/5-12001 state "agricultural structures/buildings shall be exempt from zoning ordinance and building code regulations requiring building permits, fees, minimum design standards and specifications, and occupancy permits..." Arizona

Revised Statute (ASR) 11-830 states "nothing in any ordinance authorized in this ARS shall prevent, restrict, or otherwise regulate use or improvements on land tracts ... used for general agricultural purposes."

Building permit exclusions and exemptions: Many states provide agricultural exclusions or agricultural building exemptions under their building codes. **Pennsylvania's Uniform Construction Code**, Section 104 states "This act shall not apply to: ... (4) any agricultural building." The **Tennessee Code 13-7-114** provides: "This part shall not be construed as authorizing the requirement of building permits nor providing any regulation of the erection, construction, or reconstruction of any building or other structure on lands now devoted to agricultural uses or which may hereafter be used for agricultural purposes, ..." The **Kentucky Building Code Section 101.2** exempts "Farm dwellings and other buildings and structures located on farms which are incident to the operation of the farm and located outside the boundary of a municipality." **Oregon State law 455.315** allows exemption from the requirement for a building permit and inspections when the proposed building meets the agricultural-building requirements. **Florida's Statute 604.50** states "Notwithstanding any other law to the contrary, any nonresidential farm building is exempt from the Florida Building Code and any county or municipal building code."

Conclusion: While the details of agricultural building exemptions vary across the country, the common intent of such long-standing statutes and codes has been to support bona fide agriculture, agricultural families and workers, and rural agricultural communities. The benefits of providing such exemptions have become increasingly evident and important in recent years with the ever-changing regulatory environment and increasingly competitive global agricultural marketplace in which today's agricultural operations must compete and survive.

HB2424 addresses the construction and agricultural needs of the Hawaii agricultural community while continuing to address the fire and life safety needs of Hawaii's urban centers and residential communities. The agricultural building exemption will help to decrease agricultural building construction costs in Hawaii while helping to increase farm production and employment, and is consistent with the intent of the Hawaii Constitution, Article XI, Section 3, which reads, the State shall "promote diversified agriculture" and "increase agricultural self-sufficiency". OI therefore respectfully requests the House Committee on Agriculture to pass HB2424 for the benefit of Hawaii's farmers and ranchers, and for those who purchase locally-grown agricultural products.

Thank you for the opportunity to comment.



Anthony C. Ostrowski, Ph.D.
President

**States with Agricultural Building Exemptions in statute and/or code include: Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Montana, Nebraska, New Jersey, New York, North Carolina, North Dakota, Ohio, Oregon, Pennsylvania, Tennessee, Utah, Vermont, Virginia, Washington, West Virginia, and Wisconsin.*

MOKULEIA AQUAFARM

QUALITY FARM RAISED AQUACULTURED PRODUCTS

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE

Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
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PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

Mokuleia Aquafarm enthusiastically supports HB 2424, a bill which encourages the construction of agricultural infrastructure desperately needed by an entire industry. This bill provides substantial and critically needed support for an industry fundamental to Hawaii's past and future and it does so without the need for any funding appropriation!

Current building department requirements are designed for commercial and residential buildings in urban areas, and not for ancillary farm structures in rural areas. Compliance with these requirements adds enormous burden onto small farmers to build even the simplest of structures. These farmers are also families who's resources of time and money have already been stretched to their limits just in trying to survive, and cannot afford the high engineering and architectural fees often required for even the simplest structures.

Agriculture in Hawaii is suffering as building permit requirements have become increasingly arduous in recent years as smaller, diversified family farms have attempted to fill the gap left by the loss of sugar and pineapple production. This is especially true for newer, more intensive culture methods such as hydroponics, aquaculture, and aquaponics. Although these techniques are particularly appropriate for Hawaii, where land and water are limited and expensive, they require more structures (such as shade houses, prefabricated greenhouses, tanks, raceways, storage buildings), as well as shelters to protect crops and equipment from theft and/or weather damage.

We respectfully ask you to join more than 30 other states, that exempt nonresidential farm buildings and structures from the stringent requirements needed for residential and commercial buildings in urban areas. As a State that depends so heavily on a vulnerable lifeline of ships and planes for our food supply, we humbly ask that you support Hawaii's goal of greater food self-sufficiency by passing HB 2424 as written.

Thank you for the opportunity to testify on this matter of so great an importance to all of us.

Respectfully Submitted,

Jeffrey A. Koch,
Owner, Mokuleia Aquafarm



73-4460 Queen Kaahumanu Hwy
#117 Kailua-Kona, Hawaii 96740
phone/fax: 808-329-6018
jim.wyban@gmail.com
www.SPFGenetics.com

February 5, 2012

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE
Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji and Committee Members:

High Health Aquaculture (HHA) is a commercial shrimp breeding company located in Kona since 1994. HHA strongly supports HB 2424 as written. This bill exempts nonresidential agricultural buildings and structures on commercial farms and ranches from building permit requirements, thereby eliminating an unnecessary obstacle to the construction of essential agricultural infrastructure and helping to improve the economic viability of Hawaii's agricultural sector, without any cost to the State.

Conclusion: Agricultural building exemptions support bona fide agriculture, agricultural families and workers, and rural agricultural communities. The benefits of such exemptions are important with the ever-changing regulatory environment and increasingly competitive global agricultural marketplace in which today's agricultural operations must compete and survive.

HB2424 addresses the construction and agricultural needs of the Hawaii agricultural community while continuing to address the fire and life safety needs of Hawaii's urban centers and residential communities. The agricultural building exemption will help decrease agricultural building construction costs in Hawaii and increase farm production and employment, and is consistent with the intent of the Hawaii Constitution, which reads, the State shall "promote diversified agriculture" and "increase agricultural self-sufficiency".

Best regards,

Jim Wyban PhD
High Health Aquaculture Inc.
Kona Hawaii USA



**Shrimp
Improvement Systems**
Hawaii LLC

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE

Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

Shrimp Improvement Systems Hawaii LLC is the leading shrimp broodstock production company in Hawaii. We generate more than 6.5 million dollars of revenue annually for Hawaii's economy and we strongly support HB 2424 as written. This bill exempts nonresidential agricultural buildings and structures on commercial farms and ranches from building permit requirements, thereby eliminating an unnecessary obstacle to the construction of essential agricultural infrastructure and helping to improve the economic viability of Hawaii's agricultural sector, without any cost to the State.

Background: Historically, building codes are the result of national efforts to quell large urban fires in the early 1900s to help mitigate large-scale fire loss. Since the largest of these devastating fires were primarily in large urban areas, the move to adopt uniform building codes generally did not include rural structures, particularly since the loss of an agricultural building seldom leads to the loss of human life.

Current status: While the complexity and reach of building codes have expanded dramatically over the past century, the agricultural building exemptions present in statute or code in most agricultural states remain in place, exempting agricultural buildings and, in a number of states, agricultural dwellings, from the zoning and building codes and building permit process. An extensive search of State statutes and codes has determined that at least 32 states currently have agricultural building exemptions.*

Right to farm: A number of states include agricultural building exemptions under their "right to farm" declarations. The State of Iowa declared in the **Code of Iowa**, Section 335.2 that "no ordinance adopted under this chapter applies to land, farm houses, farm barns, farm outbuildings or other buildings or structures which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used." The **Illinois Compiled Statutes** Chapter 55 Section 5/5-12001 state "agricultural structures/buildings shall be exempt from zoning ordinance and building code regulations requiring building permits, fees, minimum design standards and specifications, and occupancy permits..." **Arizona Revised Statute (ASR)** 11-830 states "nothing in any ordinance authorized in this ARS shall prevent,

73-4460 Queen Kaahumanu Highway #108, Kailua-Kona, Hawaii 96740

Phone: 808 334 9737

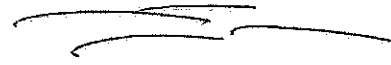
restrict, or otherwise regulate use or improvements on land tracts ... used for general agricultural purposes.”

Building permit exclusions and exemptions: Many states provide agricultural exclusions or agricultural building exemptions under their building codes. **Pennsylvania’s Uniform Construction Code**, Section 104 states “This act shall not apply to: ... (4) any agricultural building.” The **Tennessee Code 13-7-114** provides: “This part shall not be construed as authorizing the requirement of building permits nor providing any regulation of the erection, construction, or reconstruction of any building or other structure on lands now devoted to agricultural uses or which may hereafter be used for agricultural purposes, ...” The **Kentucky Building Code Section 101.2** exempts “Farm dwellings and other buildings and structures located on farms which are incident to the operation of the farm and located outside the boundary of a municipality.” **Oregon State law 455.315** allows exemption from the requirement for a building permit and inspections when the proposed building meets the agricultural-building requirements. **Florida’s Statute 604.50** states “Notwithstanding any other law to the contrary, any nonresidential farm building is exempt from the Florida Building Code and any county or municipal building code.”

Conclusion: While the details of agricultural building exemptions vary across the country, the common intent of such long-standing statutes and codes has been to support bona fide agriculture, agricultural families and workers, and rural agricultural communities. The benefits of providing such exemptions have become increasingly evident and important in recent years with the ever-changing regulatory environment and increasingly competitive global agricultural marketplace in which today’s agricultural operations must compete and survive.

HB2424 addresses the construction and agricultural needs of the Hawaii agricultural community while continuing to address the fire and life safety needs of Hawaii’s urban centers and residential communities. The agricultural building exemption will help to decrease agricultural building construction costs in Hawaii while helping to increase farm production and employment, and is consistent with the intent of the Hawaii Constitution, Article XI, Section 3, which reads, the State shall “promote diversified agriculture” and “increase agricultural self-sufficiency”. Shrimp Improvement Systems Hawaii LLC therefore respectfully requests the Senate Committee on Agriculture to pass HB2424 for the benefit of Hawaii’s farmers and ranchers, and for those who purchase locally-grown agricultural products.

Thank you for the opportunity to comment.



Joseph Tabrah
President/Manager

**States with Agricultural Building Exemptions in statute and/or code include: Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Montana, Nebraska, New Jersey, New York, North Carolina, North Dakota, Ohio, Oregon, Pennsylvania, Tennessee, Utah, Vermont, Virginia, Washington, West Virginia, and Wisconsin.*



**Hawaii
Aquaculture &
Aquaponics Association**

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE
Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

The Hawaii Aquaculture and Aquaponics Association (HAAA), representing Hawaii's aquaculture and aquaponics industry statewide, strongly supports HB 2424 as written. This bill exempts nonresidential agricultural buildings and structures on commercial farms and ranches from building permit requirements, thereby eliminating an unnecessary obstacle to the construction of essential agricultural infrastructure and helping to improve the economic viability of Hawaii's agricultural sector, without any cost to the State.

Background: Historically, building codes are the result of national efforts to quell large urban fires in the early 1900s to help mitigate large-scale fire loss. Since the largest of these devastating fires were primarily in large urban areas, the move to adopt uniform building codes generally did not include rural structures, particularly since the loss of an agricultural building seldom leads to the loss of human life.

Current status: While the complexity and reach of building codes have expanded dramatically over the past century, the agricultural building exemptions present in statute or code in most agricultural states remain in place, exempting agricultural buildings and, in a number of states, agricultural dwellings, from the zoning and building codes and building permit process. An extensive search of State statutes and codes has determined that at least 32 states currently have agricultural building exemptions.*

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restrict, or otherwise regulate use or improvements on land tracts ... used for general agricultural purposes.”

Building permit exclusions and exemptions: Many states provide their agricultural exclusions or agricultural building exemptions under their building codes. **Pennsylvania’s Uniform Construction Code**, Section 104 states “This act shall not apply to: ... (4) any agricultural building.” The **Tennessee Code 13-7-114** provides: “This part shall not be construed as authorizing the requirement of building permits nor providing any regulation of the erection, construction, or reconstruction of any building or other structure on lands now devoted to agricultural uses or which may hereafter be used for agricultural purposes, ...” The **Kentucky Building Code Section 101.2** exempts “Farm dwellings and other buildings and structures located on farms which are incident to the operation of the farm and located outside the boundary of a municipality.” **Oregon State law 455.315** allows exemption from the requirement for a building permit and inspections when the proposed building meets the agricultural-building requirements. **Florida’s Statute 604.50** states “Notwithstanding any other law to the contrary, any nonresidential farm building is exempt from the Florida Building Code and any county or municipal building code.”

Conclusion: While the details of agricultural building exemptions vary across the country, the common intent of such long-standing statutes and codes has been to support bona fide agriculture, agricultural families and workers, and rural agricultural communities. The benefits of providing such exemptions have become increasingly evident and important in recent years with the ever-changing regulatory environment and increasingly competitive global agricultural marketplace in which today’s agricultural operations must compete and survive.

HB2424 addresses the construction and agricultural building needs of the Hawaii agricultural community while continuing to address the fire and life safety needs of Hawaii’s urban centers and residential communities. The agricultural building exemption will help to decrease agricultural building construction costs in Hawaii while helping to increase farm production and employment, and is consistent with the wording and intent of the Hawaii Constitution, Article XI, Section 3, which reads, the State shall “promote diversified agriculture” and “increase agricultural self-sufficiency”. The HAAA therefore respectfully requests the Senate Committee on Agriculture to pass HB2424 for the benefit of Hawaii’s farmers and ranchers, and for the benefit of those who purchase locally-grown agricultural products.

Thank you for the opportunity to comment.



Ronald P. Weidenbach
HAAA President

**States with Agricultural Building Exemptions in statute and/or code include: Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Montana, Nebraska, New Jersey, New York, North Carolina, North Dakota, Ohio, Oregon, Pennsylvania, Tennessee, Utah, Vermont, Virginia, Washington, West Virginia, and Wisconsin.*

HAWAII LIVESTOCK FARMERS COALITION
(a committee of the Hawaii Farm Bureau Federation)
P.O. BOX 700489 KAPOLEI, HAWAII 96709
808-674-9996

COMMITTEE ON AGRICULTURE
Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair

DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

My name is Alan Gottlieb, and I am the Government Affairs Chair for the **The Hawaii Livestock Farmers Coalition (HLFC)**. HLFC consists of Hawaii Cattle Ranchers and Processors, Pork Producers and Processors, Lamb & Goat Producers, Egg Producers, Dairy Producers, and Aquaculture Producers, as well as several local veterinarians who work closely with the livestock industries, the Hawaii Farm Bureau Federation, and other agricultural partners, strongly supports HB 2424 as written. This bill exempts nonresidential agricultural and aquacultural buildings and structures, and their appurtenances, located on commercial farms and ranches from building permit requirements other than applicable electric and wastewater regulations, to help support Hawaii's farmers and ranchers. This bill provides a critical agriculture building exemption that is already in place in the majority of other states, to support the continued growth of livestock farming and other forms of diversified agriculture in Hawaii

Historically, building codes are the result of national efforts to quell large urban fires in the early 1900s to help mitigate large-scale fire loss. Since the largest of these devastating fires were primarily in large urban areas, the move to adopt uniform building codes generally did not include rural agricultural structures, particularly since the loss of an agricultural building seldom leads to the loss of human life. While the complexity and reach of building codes have expanded dramatically over the past century, the majority of states provide agricultural building exemptions from the zoning and building codes and building permit process so as to support their State's agricultural producers.*

While the details of agricultural building exemptions vary somewhat from State to State, the common intent of such long-standing statutes and codes has been to support bona fide agriculture, agricultural families and workers, and rural agricultural communities. The benefits of providing such exemptions from the burdensome, costly, and time-consuming building permit process that does not recognize the unique needs and reduced risks associated with agricultural buildings have become increasingly evident and important in recent years with the ever-changing regulatory environment and increasingly competitive global agricultural marketplace in which today's agricultural operations must compete and survive. The HLFC therefore respectfully urges the House Committee on Agriculture to pass HB2424 as written to support Hawaii's commercial farmers and ranchers.

Thank you for the opportunity to comment.

**States with Agricultural Building Exemptions in statute and/or code include: Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Montana, Nebraska, New Jersey, New York, North Carolina, North Dakota, Ohio, Oregon, Pennsylvania, Tennessee, Utah, Vermont, Virginia, Washington, West Virginia, and Wisconsin.*



Testimony Reference : HB 2424

Date of Hearing: Feb 8

From: Hawaii Farmers Union United

SUPPORT with AMENDMENTS

Testimony:

HFUU support the intent of this bill. It is long overdue.
This testimony follows bill HB 1949 and is much the same

Recommend Amendment:

The definition of a farm and who is included

1) says any LOT of more than two acres.

We recommend the following change:

Recommend wording to the effect of: Any FARM of more that two acres that is contiguous. My own farm, Olomana Gardens consists of two adjoining lots. One 1.25 acre and one 3.5 acres. As the bill currently reads, I would be exempt on the 3.5 acres, but not on the 1.25 acres I would have problems, even though it makes up one contiguous lot of over four acres, all of it being farmed.

Olomana Gardens experience with Honolulu C&C Building permit resulted in a \$100 per day fine until I obtained permits for nursery buildings, and tractor covers. The end result is I got the permits and passed inspections. But that was only after hiring a licensed architect and taking 7 months and multiple attempts at getting permits.

Towards the end, the C&C of Honolulu accessed my property with a \$5,000 civil fine, and levied the tax roles. My mortgage promptly paid the partial fine which by that time was run up to \$67,000 fine on the books (including other violations of land use) , due to the delay in getting permits and inspections satisfied.

It was a nightmare that no farmer should ever have to go though.

When I finally passed inspections, the City dropped all other fines and called it even.

If an agriculture lot is not being used in agriculture as it should be, that is an issue for the zoning enforcement.

Thank you for the opportunity to speak for the family farmer in Hawaii. Please give the little farmer a break and stop excluding them from favorable legislation.

Glenn Martinez
HFUU President

FYI:

Hawaii Farmer Union United is the largest agriculture organization in the State of Hawaii that represents the small family farmers at the exclusion of GMO and Mega Corporation mono-crop industrial farms. With small family farmers on every island Hawaii Farmers Union is the only Grassroots farm organization where the members have direct voice.

Any testimony given to the Legislature is vetted to the membership. Often the testimony is a blend of opinions voiced directly from membership. We also encourage all individual members to submit testimony directly, particularly where there voice is different then the majority, thus all farmer voices are heard, not just the loudest.

HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE

Rep. Clift Tsuji, Chair

Rep. Mark J. Hashem, Vice Chair

Rep. Karen L. Awana

Rep. Scott Y. Nishimoto

Rep. Tom Brower

Rep. James Kunane Tokioka

Rep. Isaac W. Choy

Rep. Barbara C. Marumoto

Rep. Cindy Evans

Rep. Gil Riviere

Rep. Angus L.K. McKelvey

DATE: Wednesday, February 08, 2012

TIME: 9:00am

PLACE: Conference Room 312

State Capitol

415 South Beretania Street

Chair Tsuji, Vice Chair Hashem, Members of the Committee. My name is John Corbin. I was formerly Manager of the Aquaculture Development Program in the Department of Agriculture and I strongly support H.B. 2424 Relating to Agricultural Building Permits. The bill would exempt specified nonresidential agriculture and aquaculture buildings and structures and their appurtenances that are located on commercial farms from building permit requirements, other than electric and water regulations.

My experience over my 30 years in working with start-up and existing aquaculture farms is that the existing building permit system has often been a significant obstacle to suitable farm construction; costing excessive time and money to owner-operators for less efficient structures. Passage of this bill will enable aquaculture farmers to utilize readily available, low risk, recycled ocean shipping containers, modular structures, agricultural cold frames and storage sheds for more affordable hatchery and office space, feed, and equipment storage, and other farm infrastructure needs. Farmers could then construct and operate their farms in a more timely and cost-effective manner while enhancing farm production and protecting personnel and/or farm equipment from inclement weather, coastal salt spray, birds and theft and vandalism.

Passage of this bill would be a major step forward for encouragement of commercial aquaculture and agriculture development that can locally meet Hawaii's food needs and enhance food security. The importance of local food production goes beyond satisfying our collective hunger, but as a land use, aquaculture and agriculture creates much needed jobs in rural areas, preserves open space and provides stewardship of our natural resources. Hawaii would join 32 other states that currently have agricultural building exemptions that recognize the special needs of these activities.

I urge the Committee to pass H.B. 2424. Thank you for the opportunity to testify.

John S. Corbin MS, CFP, AICP
President
Aquaculture Planning & Advocacy, LLC
Kaneohe, Hawaii
808-239-8316
jscorbin@aol.com



TESTIMONY BEFORE THE HOUSE COMMITTEE ON
AGRICULTURE

HOUSE BILL 2424

RELATING TO AGRICULTURAL BUILDING PERMITS
PRESENTED TO THE TWENTY-SIXTH LEGISLATURE

FEBRUARY 2012

CHAIRPERSON CLIFT TSUJI and Members of the Committees:

STRONG SUPPORT.

My name is Loren Mochida, Director of Agricultural Operations at W. H. Shipman, Limited in Keaau on the Big Island. We are a local kamaaina-family owned land management company that is engaged in Agriculture and Commercial/Industrial development and leasing. We currently lease lands to over 130 individually growers at W.H. Shipman, Ltd.

W. H. Shipman, Ltd., and their growers provide strong support to HB 2424, Relating to Agricultural Building Permits. This Act will encourage and support diversified agriculture self-sufficiency by providing an agricultural building exemption for commercial farms and ranches.

The existing building codes and permitting processes are overly burdensome to commercial agriculture and aquaculture industries and adds substantial costs to establish or expand farming and ranching activities. A search of CONUS statutes and codes has determined that at least 32 states currently have agricultural building exemptions.

Thank you very much for the opportunity to provide testimony on HB 2424.



P.O. Box 1978 Kaunakakai, Molokai, Hawaii 96748 USA
www.broodstock.com molokaishrimp@mac.com Tel. (808) 658-3276 Fax (760)825-8815

Clift Tsuji

House District 3
Hawaii State Capitol, Room 402

Feb 7, 2012

RE: In Support of HB 2424 Relating to Building Permits - Feb 12, 9:00 AM

I have owned and operated Molokai Sea Farms since 1988. I strongly support HB 2424.

Besides operating my aquaculture farm for the past 24 years I just concluded five years serving on the Molokai Planning Commission. The number one complaint that we received on the commission was how long and time consuming the building permit application process takes. Many people choose not to build at all or build illegal structures.

For Hawaii to become more food self sufficient, agro-businesses need to be able to move forward in an expeditious and efficient manner. I believe if this bill is signed into law you will see a surge in local agricultural production with the associated job growth.

Respectfully Submitted,

Steve Chaikin

A handwritten signature in black ink, appearing to read "Steve Chaikin", with a stylized flourish at the end.

Owner/Operator

THE HOUSE OF REPRESENTATIVES
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION OF 2012

COMMITTEE ON AGRICULTURE

Representative Clift Tsuji, Chair
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DATE: Wednesday, February 8, 2012
TIME: 9:00 a.m.
PLACE: Conference Room 312
State Capitol
415 South Beretania Street

RE: Testimony in strong support of HB 2424 RELATING TO AGRICULTURAL BUILDING PERMITS

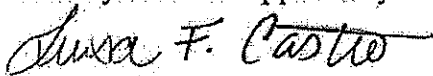
Dear Chair Tsuji, Vice Chair Hashem, and Committee Members:

I am writing as an individual who works with agricultural professionals throughout the state to offer my strong support to HB 2424 as written. This bill exempts nonresidential agricultural buildings and structures on commercial farms and ranches from building permit requirements, thereby eliminating an unnecessary obstacle to the construction of essential agricultural infrastructure and helping to improve the economic viability of Hawaii's agricultural sector, without any cost to the State.

I work with many farmers who are trying to start-up or keep their families agricultural operations alive and have incurred huge costs to build or retrofit farm buildings. If zoning ordinance and building code regulations were mandated requiring building permits, fees, minimum design standards and specifications, and occupancy permits, it would add an extraordinary burden to these family farms. I fear many would not be able to continue farming, as the cost would become too burdensome. Therefore, Hawaii should look to the many examples of time-tested agricultural building exemptions that currently exist in other states to approve the common intent of such long-standing statutes and codes to support bona fide agriculture, agricultural families and workers, and rural agricultural communities.

HB 2424 addresses both the fire and life safety needs of Hawaii's urban centers and residential communities and the construction and agricultural needs of the Hawaii agricultural community. The agricultural building exemption will help to decrease agricultural building construction costs in Hawaii while helping to increase farm production and employment, and is consistent with the intent of the Hawaii Constitution, Article XI, Section 3, which reads, the State shall "promote diversified agriculture" and "increase agricultural self-sufficiency". I, therefore, respectfully request the Senate Committee on Agriculture to pass HB2424 for the benefit of Hawaii's farmers and ranchers, and for those who purchase locally-grown agricultural products.

Thank you for the opportunity to comment.


Luisa F. Castro

2029 Nuuanu Ave. #1510
Honolulu, Hawaii 96817
February 5, 2012

Representative Clift Tsuji, Chair
Representative Mark J. Hashem, Vice Chair
House Committee on Agriculture
415 S. Beretania St.
Honolulu, Hawaii 96813

Dear Chair Tsuji, Vice Chair Hashem, and Members of the Committee:

I am sending this testimony to express my **strong support for HB 2424**. This bill, if passed as written, would remove a major impediment to the growth of Hawaii's diversified agriculture. Hawaii's county building codes, in contrast to those in many Mainland states, unnecessarily treat agricultural buildings and structures as if they were residences or commercial buildings in congested urban areas.

I hope my personal experience will serve as an example. Almost 30 years ago, my business partner and I leased 17 acres in Kahuku and established an aquaculture farm producing edible seaweed (*ogo*), primarily for the local market on Oahu. We invested the little money we had, farmed for 27 years, and eventually became successful enough to support ourselves and several workers. Early in the history of the farm, we needed to put up a shed to protect our tools and equipment from the damp, salty environment. It was a 10-by-20-foot shed made of recycled lumber, built with our own labor, anchored securely to a concrete pad, far from any other buildings in a remote agricultural area. The total cost was probably about \$500, which barely fit within our budget. We applied for a building permit, but were told that plans for the shed must be approved by an architect and an engineer. The cost of hiring these experts would have been many times the construction cost of the shed itself, and far beyond our limited resources, so we were forced to withdraw our permit application. It seemed excessive then – and still seems so to me now – to require such expertise for the construction of a simple tool shed.

In 2009 our farm's lease expired, and we had to leave. I seriously considered starting another farm, this time using the new and highly efficient technique of aquaponics, in some other location. I had to concede that I could not start over again. The time and costs involved in complying with building code requirements for the necessary structures – even though those structures would have posed little risk to anyone's safety – were major factors in my decision. I believe the existing codes make it very difficult for small farmers and startup agribusinesses – in other words, the farmers of the future – to invest in much-needed infrastructure. Therefore, I hope you will pass HB 2424 without amendment.

Thank you for the opportunity to state my opinion on this important matter.

Sincerely,



Frederick M. Mencher