
A BILL FOR AN ACT

RELATING TO SOLAR ENERGY FACILITIES.

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

- 1 SECTION 1. Section 205-2, Hawaii Revised Statutes, is
2 amended by amending subsection (d) to read as follows:
- 3 "(d) Agricultural districts shall include:
- 4 (1) Activities or uses as characterized by the cultivation
5 of crops, crops for bioenergy, orchards, forage, and
6 forestry;
- 7 (2) Farming activities or uses related to animal husbandry
8 and game and fish propagation;
- 9 (3) Aquaculture, which means the production of aquatic
10 plant and animal life within ponds and other bodies of
11 water;
- 12 (4) Wind generated energy production for public, private,
13 and commercial use;
- 14 (5) Biofuel production, as described in section
15 205-4.5(a)(16), for public, private, and commercial
16 use;
- 17 (6) Solar energy facilities; provided that:



- 1 (A) This paragraph shall apply only to land with soil
2 classified by the land study bureau's detailed
3 land classification as overall (master)
4 productivity rating class B, C, D, or E; [~~and~~]
- 5 (B) Solar energy facilities placed within land with
6 soil classified as overall productivity rating
7 class B or C shall not occupy more than ten per
8 cent of the acreage of the parcel, or twenty
9 acres of land, whichever is lesser, unless a
10 special use permit is granted pursuant to section
11 205-6; and
- 12 (C) In a county with a resident population of greater
13 than one hundred seventy thousand but fewer than
14 five hundred thousand, for solar energy
15 production equipment placed on a single or on
16 multiple lots:
- 17 (i) That, prior to January 1, 2016, was or were
18 divided from a larger parcel for the purpose
19 of disposition into two or more lots,
20 parcels, units, or interests; and



1 (ii) That also include any land, whether
2 contiguous or noncontiguous, if two or more
3 lots, parcels, units, or interests were
4 offered as a part of a common promotional
5 plan of advertising and sale, for the
6 purpose, in the majority of such lots, of
7 agriculture, including the construction of
8 farm dwellings pursuant to this section,
9 whether now considered to be a conforming or
10 a nonconforming subdivision,
11 the county shall require special permit approval
12 pursuant to section 205-6 when the capacity of
13 solar energy production totals more than twenty-
14 five kilowatts;

15 (7) Bona fide agricultural services and uses that support
16 the agricultural activities of the fee or leasehold
17 owner of the property and accessory to any of the
18 above activities, regardless of whether conducted on
19 the same premises as the agricultural activities to
20 which they are accessory, including farm dwellings as
21 defined in section 205-4.5(a)(4), employee housing,



1 farm buildings, mills, storage facilities, processing
2 facilities, photovoltaic, biogas, and other small-
3 scale renewable energy systems producing energy solely
4 for use in the agricultural activities of the fee or
5 leasehold owner of the property, agricultural-energy
6 facilities as defined in section 205-4.5(a)(17),
7 hydroelectric facilities in accordance with section
8 205-4.5(a)(23), vehicle and equipment storage areas,
9 and plantation community subdivisions as defined in
10 section 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;



- 1 (14) Geothermal resources exploration and geothermal
2 resources development, as defined under section 182-1;
3 and
- 4 (15) Agricultural-based commercial operations, including:
- 5 (A) A roadside stand that is not an enclosed
6 structure, owned and operated by a producer for
7 the display and sale of agricultural products
8 grown in Hawaii and value-added products that
9 were produced using agricultural products grown
10 in Hawaii;
- 11 (B) Retail activities in an enclosed structure owned
12 and operated by a producer for the display and
13 sale of agricultural products grown in Hawaii,
14 value-added products that were produced using
15 agricultural products grown in Hawaii, logo items
16 related to the producer's agricultural
17 operations, and other food items; and
- 18 (C) A retail food establishment owned and operated by
19 a producer and permitted under title 11, chapter
20 12 of the rules of the department of health that
21 prepares and serves food at retail using products



1 grown in Hawaii and value-added products that
2 were produced using agricultural products grown
3 in Hawaii.

4 The owner of an agricultural-based commercial
5 operation shall certify, upon request of an officer or
6 agent charged with enforcement of this chapter under
7 section 205-12, that the agricultural products
8 displayed or sold by the operation meet the
9 requirements of this paragraph.

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

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

15 SECTION 2. Statutory material to be repealed is bracketed
16 and stricken. New statutory material is underscored.

17 SECTION 3. This Act shall take effect on January 1, 2017.



Report Title:

Solar Energy Facilities; Agricultural Districts

Description:

Requires a county that meets certain conditions to require solar energy facilities in farm dwellings in agricultural districts with a capacity of more than twenty-five kilowatts to obtain a special permit. (HB2636 HD2)

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

