
A BILL FOR AN ACT

RELATING TO AGRICULTURE.

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

1 SECTION 1. The legislature finds that the department of
2 agriculture's non-agricultural park lands program supports,
3 among others, new and bona fide farmers, who are generally
4 farmers engaged in diversified agriculture on smaller parcels,
5 in gaining a foothold in the agricultural industry. The
6 legislature further finds that technological advances have
7 created opportunities for innovation in agriculture to improve
8 efficiency, increase yields, and encourage sustainable farming
9 practices. However, these technologies often require high
10 investments of capital that farmers are often unable to access
11 alone. By partnering with investors or establishing
12 partnerships with others who have access to capital, farmers may
13 be able to invest in these technologies to establish and grow
14 their businesses.

15 The legislature finds that the department of agriculture's
16 administrative rules on the non-agricultural park lands program
17 require bona fide farmers to be: individuals who meet certain



1 qualifications; agricultural cooperatives or other agricultural
2 associations or partnerships, at least seventy-five per cent of
3 the members of which would qualify individually as bona fide
4 farmers; or corporations incorporated primarily for agricultural
5 production purposes where at least seventy-five per cent of
6 trustees, officers, stockholders, and members qualify
7 individually, excluding a holder of record having a security
8 interest.

9 The legislature further finds that there may be confusion
10 regarding qualifications for bona fide farmers. Specifically, a
11 durational Hawaii residency requirement may apply to bona fide
12 farmers, despite the fact that chapter 166E, Hawaii Revised
13 Statutes, relating to non-agricultural park lands, does not
14 include such a requirement. The legislature believes that the
15 law should more clearly specify the application of the
16 definition of "bona fide farmer" and broaden the types of
17 entities that may qualify for non-agricultural park leases.

18 The purpose of this Act is to expand opportunities for
19 certain entities, including farmers, to obtain investment
20 capital for their operations and be eligible for non-
21 agricultural park leases.



1 SECTION 2. Section 166E-8, Hawaii Revised Statutes, is
2 amended by amending subsection (b) to read as follows:

3 "(b) In all dispositions, the department shall be subject
4 to the requirements set forth in rules adopted by the board
5 consistent with section 166E-6 and subject to the following:

6 (1) All land and facilities shall be disposed of for
7 purposes of agricultural or aquacultural activities
8 only;

9 (2) Each lessee shall derive a major portion of the
10 lessee's total annual income earned from the lessee's
11 activities on the premises; provided that this
12 restriction shall not apply if:

13 (A) Failure to meet the restriction results from
14 mental or physical disability or the loss of a
15 spouse; or

16 (B) The premises are fully used in the production of
17 crops or products for which the disposition was
18 granted;

19 (3) The lessee shall comply with all federal and state
20 laws regarding environmental quality control;

21 (4) The board shall:



- 1 (A) Determine the specific uses for which the
- 2 disposition is intended;
- 3 (B) Parcel the land into minimum size economic units
- 4 sufficient for the intended uses;
- 5 (C) Make, or require the lessee to make, improvements
- 6 that are required to achieve the intended uses;
- 7 (D) Set the upset price or lease rent based upon an
- 8 appraised evaluation of the property value,
- 9 adjustable to the specified use of the lot;
- 10 (E) Set the term of the lease that shall be not less
- 11 than fifteen years nor more than sixty-five
- 12 years, including any extension granted for
- 13 mortgage lending or guarantee purposes; and
- 14 (F) Establish other terms and conditions it deems
- 15 necessary, including but not limited to
- 16 restrictions against alienation and provisions
- 17 for withdrawal by the board; [~~and~~]
- 18 (5) Any transferee, assignee, or sublessee of a non-
- 19 agricultural park lease shall first qualify as an
- 20 applicant under this chapter. For the purpose of this
- 21 paragraph, any transfer, assignment, sale, or other



1 disposition of any interest, excluding a security
2 interest, by any legal entity that holds a non-
3 agricultural park lease shall be treated as a transfer
4 of the non-agricultural park lease and shall be
5 subject to the approval of the board and to reasonable
6 terms and conditions, consistent with this chapter or
7 rules of the board that the board may deem necessary.
8 No transfer shall be approved by the board if the
9 disposition of the stock or assets or other interest
10 of the legal entity would result in the failure of the
11 entity to qualify for a non-agricultural park land
12 lease[-];

13 (6) Any provision in this chapter to the contrary
14 notwithstanding, when a person, whether an individual,
15 agricultural cooperative, agricultural association,
16 partnership, joint venture, or corporation
17 incorporated primarily for agricultural production
18 purposes, seeks an agricultural lease to construct or
19 expand a facility and operate the facility for
20 agriculture or aquaculture that requires more than
21 \$500,000 in construction and equipment acquisition



1 costs, the board may determine that person is eligible
2 for the lease; provided that:

3 (A) The agricultural or aquacultural use is based on
4 operations or methodology that require high,
5 advanced, or innovative technology and
6 substantial initial capital funding;

7 (B) No less than fifty-one per cent of the
8 operational decision-making authority regarding
9 crop or product selection and pricing is held by
10 persons who are either citizens of the United
11 States who have resided in the State for at least
12 three years or permanent status aliens who have
13 resided in the State for at least five years, and
14 a bona fide farmer, or a nonindividual concern,
15 who:

16 (i) Has not less than two years' experience as a
17 full-time farmer;

18 (ii) Is an owner-operator of an established farm
19 conducting a substantial farming operation;



- 1 (iii) Resided on a farm or depended on farm income
2 for the person's livelihood for a
3 substantial period of the person's life;
- 4 (iv) Has been a farm tenant, farm laborer, or
5 other individual who has for the two years
6 last preceding the person's application
7 obtained the major portion of the person's
8 income from farming operations;
- 9 (v) Has a college degree in agriculture;
- 10 (vi) By reason of ability, experience, and
11 training as a vocational trainee is likely
12 to successfully operate a farm;
- 13 (vii) Has qualified for and received a commitment
14 for a loan under the Bankhead-Jones Farm
15 Tenant Act as amended, or as may hereafter
16 be amended, for the acquisition of a farm;
- 17 (viii) Is displaced from employment in an
18 agricultural production enterprise;
- 19 (ix) Is a Future Farmer of America graduate or Go
20 Farm Hawaii participant with two years of
21 training with farming projects;



1 (x) Meets the definition of "new farmer"
2 pursuant to section 155-1; or
3 (xi) Possesses other qualifications as the board
4 of agriculture may prescribe;

5 (C) The agricultural or aquacultural operations are
6 primarily to produce food crops, products that
7 contribute to the replacement of similar food
8 crops, or products that are imported into the
9 State; or

10 (D) The board finds that making the determination of
11 eligibility is in the best interests for
12 agriculture in the State and is consistent with
13 the department's mission and priorities; and

14 (7) For purposes of this subsection:
15 "Farm" includes ranch and "farmer" includes rancher.
16 "Individual" means a natural person who is not part of
17 a partnership, corporation, or joint venture.
18 "Nonindividual concern" means a partnership,
19 corporation, or joint venture properly formed under
20 law."



1 SECTION 3. The board of agriculture shall submit a report
2 of its findings and recommendations, including any proposed
3 legislation, to the legislature no later than twenty days prior
4 to the convening of each regular session. The report shall
5 include an accounting of non-agricultural park lessees by parcel
6 that includes:

7 (1) The range of gross proceeds from agricultural sales;

8 (2) The type of agricultural products sold;

9 (3) The range of the volume of sales and product prices;

10 and

11 (4) Whether accessory uses are being conducted on
12 property, and if so, what type, by industry.

13 SECTION 4. Statutory material to be repealed is bracketed
14 and stricken. New statutory material is underscored.

15 SECTION 5. This Act shall take effect on July 1, 2050.



Report Title:

Department of Agriculture; Non-agricultural Park Lands Program;
Bona Fide Farmer; Qualifications

Description:

Temporarily authorizes the Board of Agriculture to decide on a case-by-case basis which entities qualify for a non-agricultural park lease. Establishes conditions and qualifications for a lease. Includes reporting requirements. Effective 7/1/2050.
(SD2)

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