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WAYS AND MEANS

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To: Capital Construction Subcommittee
From: Travis Miller, Legislative Fiscal Office
Date: February 27, 2026
Subject: HB 4153 A – Relating to farm stores
Work Session Recommendations

The measure establishes “farm stores” as a permitted use on land zoned for exclusive farm use (EFU) under ORS 215.213 (1) and ORS 215.283 (1), and on land zoned for mixed farm and forest use. A farm store must sell farm products produced by the farm operation that operates the store, and may use no more than 10,000 square feet of one or more permanently enclosed structures.

Under the measure, a farm store must be located on a tract meeting the following minimum acreage-in-farm-use requirements:

- ≥ 80 acres: at least 45 acres employed for farm use
- 40 to <80 acres: at least 25 acres employed for farm use
- 20 to <40 acres: at least 15 acres employed for farm use,
- < 20 acres: either (1) at least 10 acres employed for farm use, or (2) the farm store operates as part of a farm unit that earned at least \$10,000 in cumulative gross farm income over the preceding two years

Permissible uses of a farm store include the following:

- Sale of farm products or processed farm products produced in the local agricultural area
- Sale of other retail items, if the display area does not exceed 25% of the floor area of the permanent enclosed farm store structure(s)
- Sale of beverages and prepared food items for immediate consumption, and
- Agri-tourism activities

Retail item sales must occur within a permanent enclosed structure. Other allowable uses may occur outside or in temporary or unenclosed structures, and temporary structures or mobile vending units may be used in conjunction with agri-tourism activities.

Additionally, a farm store may include on-site kitchen facilities licensed by the Oregon Health Authority; however, food and beverage service may not be conducted in a manner that causes the kitchen to function as a café or drive-through dining establishment.

A local government with land use jurisdiction may adopt siting standards related to access, egress, and parking; traffic management; noise management; hours of event operation; and sanitation and solid waste, however, a county may not apply siting standards in a manner that prohibits the siting and operation of a farm store.

Furthermore, the measure prohibits using a farm store in conjunction with psilocybin-producing fungi crops and marijuana crops on EFU-designated land.

The measure has a minimal fiscal impact.

Final Subcommittee Action

LFO recommends that HB 4153 A be moved to the Ways and Means Full Committee.

MOTION: I move HB 4153 A to the Full Committee with a do pass recommendation.
(vote)

Carriers

Full Committee: _____

House Floor: _____

Senate Floor: _____