



## **5 Questions On the Farm Store Bill – HB 4153A**

**1. Why do we need a "Farm Store" permit if we already have "Farm Stand" permits?** The primary reason we need a "Farm Store" permit is that Oregon's current farm stand laws were written for a different era. They were designed for simple, seasonal stands, that primarily sell raw produce and host the occasional event. Current law is not designed to handle the vibrant, year-round community hubs that many modern farm stands have become.

**2. Is having dual permit options confusing or "dangerous"?** Actually, the dual-track system is far from dangerous— it's a common-sense solution that replaces a "one-size-fits-all" model with **choice**. It ensures that no farmer is forced into regulations that don't fit their specific business.

The system is straightforward:

- Farm Stand Permit: For farmers with smaller production who want to sell homemade goods or host the occasional class to supplement their income.
- Farm Store Permit: For farmers ready to "level up" with a store and regular events, provided they meet the eligibility requirements.

By offering two distinct paths, the law finally matches the reality of Oregon's diverse agricultural landscape.

**3. Does the farm store permit affect existing farm stand permits or take away any rights?** No. HB 4153A does not shut down existing farm stands or remove any existing rights. One of the most important features of the amended bill is that it preserves existing rights while adding a new opportunity.

**4. Does the farm store permit open up farmland to unchecked commercial development?** HB 4153A prevents unchecked commercial development by creating a direct trade-off: if a farmer wants the expanded opportunities of a farm store permit, they must prove they are predominantly farming the land and meet the other guardrails in the bill. This approach provides a meaningful path for opportunity, while closing any loopholes that would otherwise allow standalone event venues or lodging to take over protected farmland.

**5. Does HB 4035A provide any new opportunity for small farms?** Yes. For farms under 20 acres that cannot meet the 10-acre production minimum, the bill offers a pathway to obtain a Farm Store permit based on sales rather than just footprint. These small farms can qualify for a farm store permit by demonstrating that they farm operation has earned at least \$10,000 in gross farm income **cumulatively** over the preceding two years. Meaning a farmer would only have to earn \$5,000 a year to be eligible for a farm store permit. This ensures that a productive small farm can still access the same "level-up" opportunities as a larger farm.