

# SUBCOMMITTEE RECOMMENDATION

## HB 4153

### Relating to farm stores

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To: Ways and Means Full Committee  
From: Capital Construction Subcommittee  
Carrier: Representative Breese-Iverson

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HB 4153 establishes “farm stores” as a permitted use on land that is zoned for exclusive farm use and mixed farm and forest lands.

Under the measure, a farm store must sell farm products; be limited to 10,000 square feet; and be located on a tract with minimum acreages employed for farm use, with smaller tracts (less than 20 acres) needing to meet minimum income requirements.

Permissible activities include the sale of farm products, other retail items (subject to restrictions), and beverages and prepared food items, as well as agri-tourism activities. A farm store may include licensed kitchen facilities on site but may not function as a cafe or drive-through dining establishment. Local governments may adopt siting standards but may not use them to effectively prohibit farm stores.

The measure has a minimal fiscal impact.

The Capital Construction Subcommittee recommends HB 4153 be reported out do pass.