

1 H.94

2 Introduced by Representatives Harrison of Chittenden, Boyden of Cambridge,  
3 Casey of Montpelier, Logan of Burlington, McCann of  
4 Montpelier, O'Brien of Tunbridge, Sibilgia of Dover, and  
5 Surprenant of Barnard

6 Referred to Committee on

7 Date:

8 Subject: Conservation and development; land use; agriculture; Act 250;  
9 accessory on-farm business

10 Statement of purpose of bill as introduced: This bill proposes to include  
11 weddings and concerts as events that can be part of an accessory on-farm  
12 business. It would also exempt accessory on-farm business events from  
13 needing an Act 250 permit if the municipality has adopted performance  
14 standards and site plan review.

15 An act relating to events at accessory on-farm businesses

16 It is hereby enacted by the General Assembly of the State of Vermont:

17 Sec. 1. 24 V.S.A. § 4412(11) is amended to read:

18 (11) Accessory on-farm businesses. No bylaw shall have the effect of  
19 prohibiting an accessory on-farm business at the same location as a farm.

20 (A) Definitions. As used in this subdivision (11):

1 (i) “Accessory on-farm business” means activity on a farm, the  
2 revenues of which may exceed the revenues of the farming operation, and  
3 comprises one or both of the following:

4 (I) The storage, preparation, processing, and sale of qualifying  
5 products, provided that the qualifying products are produced on a farm; the  
6 sale of products that name, describe, or promote the farm or accessory on-farm  
7 business, including merchandise or apparel that features the farm or accessory  
8 on-farm business; or the sale of bread or baked goods.

9 (II) Educational, recreational, or social events that feature  
10 agricultural practices or qualifying products, or both. Such events may include  
11 tours of the farm, farm stays, tastings ~~and~~, meals, weddings, and concerts  
12 featuring qualifying products, and classes or exhibits in the preparation,  
13 processing, or harvesting of qualifying products. As used in this subdivision  
14 (II), “farm stay” means a paid, overnight guest accommodation on a farm for  
15 the purpose of participating in educational, recreational, or social activities on  
16 the farm that feature agricultural practices or qualifying products, or both. A  
17 farm stay includes the option for guests to participate in such activities.

18 \* \* \*

19 Sec. 2. 10 V.S.A. § 6081(t) is amended to read:

20 (t) No permit or permit amendment is required for the construction of  
21 improvements for an accessory on-farm business for the storage or sale of

1 qualifying products or the other eligible enumerated products as defined in  
2 24 V.S.A. § 4412(11)(A)(i)(I). No permit or permit amendment is required for  
3 the construction of improvements for an accessory on-farm business for the  
4 preparation or processing of qualifying products as defined in 24 V.S.A.  
5 § 4412(11)(A)(i)(I), provided that more than 50 percent of the total annual  
6 sales of the prepared or processed qualifying products come from products  
7 produced on the farm where the business is located. ~~This subsection shall not~~  
8 ~~apply to~~ No permit or permit amendment is required for the construction of  
9 improvements related to hosting events or farm stays as part of an accessory  
10 on-farm business as defined in 24 V.S.A. § 4412(11)(A)(i)(II) if the farm is  
11 located in a municipality that has adopted performance standards and site plan  
12 review.

13 Sec. 3. EFFECTIVE DATE

14 This act shall take effect on July 1, 2025.