

HB 902 -- Urban Agriculture Zones

Sponsor: Dunn

This bill authorizes the establishment of urban agriculture zones. In its main provisions, the bill:

(1) Defines an "urban agriculture zone" (UAZ) as a zone that contains an organization or person who grows produce or other agricultural products, raises or processes livestock or poultry, or sells at a minimum 75% locally grown or raised food.

(2) Establishes three types of UAZs:

(a) A "grower UAZ" is a UAZ that either grows produce, raises livestock, or produces other value-added agricultural products;

(b) A "processing UAZ" is defined a UAZ that processes livestock or poultry for human consumption; and

(c) A "vending UAZ" is a UAZ that sells produce, meat, or value-added locally grown agricultural products;

(3) Specifies the requirements that each type of UAZ must meet in order to be approved by a municipality;

(4) Allows any person or organization to submit an application to an incorporated municipality to develop a UAZ on a blighted area of land;

(5) Specifies that an application must identify the type or combination of types of UAZs the applicant is applying for and that it meets the appropriate requirements; the number of jobs to be created by the UAZ; the types of products to be produced; and if applying for a vending UAZ, the ability to accept food stamps as a form of payment;

(6) Specifies that the municipality must review and modify the application as necessary before approving or denying the request;

(7) Requires the municipality to review approval of the UAZ five and 10 years after the development of the UAZ. After 25 years, the UAZ must dissolve. If during its review the municipality finds that the UAZ is not meeting the requirements, it may dissolve the UAZ;

(8) Removes the tax assessment on the real property of any UAZ for 10 years once the application requirements have been met. After 10 years, the UAZ must pay only 50% of the assessed value of the real

property for the next 15 years. If only a portion of the property is being used for the UAZ, only that portion is not subject to the tax assessment;

(9) Requires a grower UAZ to pay the wholesale cost, if available, for water consumed on the zone property and pay 50% of the standard cost to hook onto the water source if the water is provided by the municipality;

(10) Transfers the state sales tax revenues, other than the constitutionally dedicated taxes and taxes specifically designated for other uses, from the products sold in a UAZ to the newly created Urban Agricultural Zone Fund. The funds will be managed by the State Treasurer. School districts may apply to the State Treasurer for money to develop curriculum on urban farming practices under the guidance of the University of Missouri extension service and a certified vocational agricultural instructor. The funds are to be distributed within the school district the UAZ is located; and

(11) Specifies that the provisions of the bill will supersede any local ordinances.