



2024 South Dakota Legislature

House Bill 1231

Introduced by: **Representative Wangsness**

1 **An Act to place restrictions on the ownership of agricultural land.**

2 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF SOUTH DAKOTA:

3 **Section 1. That § 43-2A-1 be AMENDED:**

4 **43-2A-1.** For purposes of this chapter, the term "agricultural land" means land capable
 5 of use in the production of agricultural crops, timber, livestock or livestock
 6 products, poultry or poultry products, milk or dairy products, or fruit and other
 7 horticultural products but does not include any royalty interest, any oil, gas, or
 8 other mineral interest, or any lease, right of way, option, or easement relating
 9 thereto, or any land zoned by a local governmental unit for a use other than and
 10 nonconforming with agricultural use

11 Terms used in this chapter mean:

12 (1) "Agricultural land," land capable of being used in the production of:

13 (a) Agricultural crops;

14 (b) Fruit and other horticultural products;

15 (c) Livestock or livestock products;

16 (d) Milk or dairy products;

17 (e) Poultry or poultry products; or

18 (f) Timber;

19 (2) "Foreign entity," any organization that:

20 (a) Is registered outside of the United States or its territories; or

21 (b) Has more than ten percent ownership by a foreign government, foreign
 22 person, or any combination thereof. However, this permissive threshold
 23 does not apply to a prohibited entity;

24 (3) "Foreign government," a government or state-controlled enterprise of a
 25 government, other than the United States, its states, its territories, or its federally
 26 recognized Indian tribes;

- 1 (4) "Foreign person," a natural person who is not a United States citizen or a resident;
2 (5) "Prohibited entity," a foreign entity from, foreign government from, or foreign
3 person from:
4 (a) The People's Republic of China;
5 (b) The Republic of Cuba;
6 (c) The Islamic Republic of Iran;
7 (d) The Democratic People's Republic of Korea;
8 (e) The Russian Federation; or
9 (f) The Bolivarian Republic of Venezuela; and
10 (6) "Resident", any individual who is a legal resident of this state, of another state or
11 territory of the United States, or of the District of Columbia, and makes no claim
12 of residency in a foreign country.

13 **Section 2. That a NEW SECTION be added to chapter 43-2A:**

14 Any person required to submit a report to the United States Department of
15 Agriculture in accordance with the Agricultural Foreign Investment Disclosure Act of 1978,
16 7 U.S.C. § 3501 et seq. (January 1, 2024) shall file a copy of the required report with the
17 secretary of the Department of Agriculture and Natural Resources, within the time period
18 required for submission under 7 U.S.C. § 3501.

19 **Section 3. That § 43-2A-2 be AMENDED:**

20 ~~**43-2A-2.** No alien, who is not a resident of this state, of some state or territory of~~
21 ~~the United States or of the District of Columbia; and no foreign government shall hereafter~~
22 ~~acquire agricultural lands, or any interest therein, exceeding one hundred sixty acres,~~
23 ~~except such as may be acquired by devise or inheritance, and such as may be held as~~
24 ~~security for indebtedness. The provisions of this section do not apply to citizens, foreign~~
25 ~~governments or subjects of a foreign country.~~The following provisions apply to the
26 ownership or leasing of agricultural land in this state:

- 27 (1) A prohibited entity may not own agricultural land in this state;
28 (2) A prohibited entity may not lease or hold an easement on agricultural land in this
29 state, unless:
30 (a) The lease is exclusively for agricultural research purposes and encumbers
31 no more than three hundred and twenty acres; or

1 **(b) The lease is exclusively for contract feeding of livestock, at an animal**
2 **feeding operation, by a family farm unit, a family farm corporation, or an**
3 **authorized farm corporation;**

4 **(3) Excluding a prohibited entity, a foreign entity, foreign government, or foreign**
5 **person may not own more than one hundred and sixty acres of agricultural land in**
6 **this state, provided this limitation does not include:**

7 **(a) Agricultural land acquired by devise or inheritance; or**

8 **(b) Agricultural land held as security for indebtedness; and**

9 **(4) Excluding a prohibited entity, there is no restriction on easements or the number**
10 **of acres of agricultural land that a foreign entity, foreign government, or foreign**
11 **person may lease.**

12 **This section does not apply to a foreign entity, foreign government, or foreign**
13 **person whose right to hold land-are is secured by treaty.**

14 **Section 4. That § 43-2A-3 be AMENDED:**

15 **43-2A-3. All nonresident aliens who may acquire agricultural lands**
16 **Any foreign entity, foreign government, foreign person, or prohibited entity that acquires agricultural**
17 **land in this state by devise or descent-shall have, in violation of this chapter, has three**
18 **years from the date of so acquiring such title in which to alienate such agricultural lands**
19 **transfer of ownership to dispose of the land.**

20 **Any foreign entity who violates this chapter by other means has two years from**
21 **the initial date of the violation to comply with this chapter or to dispose of the property.**

22 **Section 5. That § 43-2A-5 be AMENDED:**

23 **43-2A-5. Any nonresident alien foreign person who is or becomes a bona fide**
24 **resident of this state, of some state or territory of the United States or of the District of**
25 **Columbia, shall have the right to may acquire and hold agricultural lands land in this state,**
26 **upon the same terms as citizens a resident of this state, during the continuance of such**
27 **bona fide residence. However, if such resident alien the residency.**

28 **If the foreign person ceases to be a bona fide resident, he shall have the foreign**
29 **person has three years from the time of termination of the residency in which to alienate**
30 **agricultural lands is terminated to dispose of agricultural land in excess of one hundred**
31 **sixty acres.**

32 **Section 6. That § 43-2A-6 be AMENDED:**

1 ~~43-2A-6. All agricultural lands acquired or held in violation of §§ 43-2A-2 and 43-~~
 2 ~~2A-3 shall be~~ Any agricultural land owned in violation of this chapter is forfeited to the
 3 state. Any agricultural land lease, or easement, held by a prohibited entity in violation of
 4 this chapter, is terminated.

5 ~~The attorney general shall enforce such forfeiture. However, no such~~ the forfeiture
 6 or the termination of a lease or easement. A forfeiture or a termination of a lease or
 7 easement may not be adjudged unless the action to enforce is brought within three years
 8 ~~after such property has been acquired or held by such alien~~ evidence of a violation of this
 9 chapter is referred to the attorney general, as provided for in section 7 of this Act. No title
 10 to land is invalid or liable to forfeiture by reason of the alienage of any former owner or
 11 interested person interested therein.

12 **Section 7. That a NEW SECTION be added to chapter 43-2A:**

13 The Department of Agriculture and Natural Resources shall refer evidence of
 14 noncompliance to the attorney general, who shall investigate the evidence for violations
 15 of this chapter. The attorney general may bring an action pursuant to title 15 to enforce
 16 this chapter.

17 After the attorney general commences an enforcement action, the attorney general
 18 may, in addition to any authority granted under §§ 15-6-28.2 to 15-6-28.4, inclusive,
 19 subpoena from a subject foreign entity, foreign government, foreign person, or prohibited
 20 entity:

21 (1) Real property titles;

22 (2) Deeds;

23 (3) Real estate transaction documents;

24 (4) Financing or financial documents related to the ownership or financing of the
 25 agricultural land transaction;

26 (5) Documents depicting the identity of any party to the agricultural land transaction;

27 and

28 (6) Any other information necessary to demonstrate a violation of § 43-2A-2.

29 **Section 8. That a NEW SECTION be added to chapter 43-2A:**

30 The attorney general shall prove any violation of § 43-2A-2 by a preponderance of
 31 the evidence.

32 **Section 9. That a NEW SECTION be added to chapter 43-2A:**

1 A foreign entity, foreign government, foreign person, or prohibited entity, whose
 2 agricultural land interest was forfeited by an enforcement action brought by the attorney
 3 general, may appeal within thirty days of the judgment, pursuant to chapter 15-26A.

4 **Section 10. That § 43-2A-7 be AMENDED:**

5 **43-2A-7.** The Department of Agriculture and Natural Resources shall ~~monitor, for~~
 6 ~~compliance to this chapter, biannual reports review:~~

- 7 (1) Any report received by the department in accordance with section 2 of this Act;
 8 (2) Any report transmitted to the department pursuant to section 6 of the United States
 9 the Agricultural Foreign Investment Disclosure Act of 1978. If this review reveals
 10 ~~evidence of noncompliance with this chapter the Department of Agriculture and~~
 11 ~~Natural Resources shall, 7 U.S.C. § 3505 (January 1, 2024);~~
 12 (3) Any annual report required by § 59-11-24 ; and
 13 (4) Any report voluntarily submitted by a county register of deeds alleging a violation
 14 of this chapter.

15 If the department has reason to believe that a violation of this chapter may have
 16 occurred, the department must refer this the evidence to the attorney general, who shall
 17 must investigate the case and initiate legal action if necessary in the circuit court district
 18 in which the land held in violation of § 43-2A-4 is situated in accordance with section 7 of
 19 this Act.

20 **Section 11. That § 43-2A-8 be AMENDED:**

21 **43-2A-8.** ~~The restrictions of this chapter do~~This chapter does not apply to
 22 agricultural land owned by a corporation foreign entity, a foreign government, or a foreign
 23 person for an immediate or potential nonagricultural use in nonfarming purposes. A
 24 ~~corporation.~~

25 A foreign entity, a foreign government, or a foreign person may hold such
 26 agricultural land in such acreage as may be an amount necessary to its nonfarm for the
 27 conduct of its nonagricultural business operations. However, pending Pending
 28 the development of agricultural land for nonfarm purposes, such a nonagricultural use, the
 29 land may not be used for farming, except under lease to a family farm unit, a family farm
 30 corporation, or an authorized farm corporation.

31 A foreign entity, foreign government, or foreign person developing land for
 32 nonagricultural use has five years from acquiring interest to initiate a nonagricultural
 33 business operation or be deemed in violation of this chapter.

1 For purposes of this section, the term "nonagricultural business operation" includes
 2 the filing of a permit or an application with this state, a political subdivision of this state,
 3 a federally recognized Indian tribe, or a federal agency having jurisdiction over the project
 4 for permitting purposes.

5 All real property owned or held by ~~the State of South Dakota~~ this state by and
 6 through the South Dakota State Cement Plant Commission, as of December 28, 2000, is
 7 owned or held by it and its successors in title for immediate or potential use for nonfarming
 8 purposes and the real property is necessary for nonfarming business operations.

9 **Section 12. That § 59-11-24 be AMENDED:**

10 **59-11-24.** Each filing entity or qualified foreign entity, except a bank organized
 11 under § 51A-3-1.1, a limited partnership organized pursuant to chapter 48-7, or a series
 12 of a limited liability company established under §§ 47-34A-701 ~~through to~~ 47-34A-707,
 13 inclusive, shall deliver to the Office of the Secretary of State for filing an annual report
 14 that sets forth:

- 15 (1) The name of the filing entity or qualified foreign entity;
- 16 (2) The jurisdiction under whose law it is formed;
- 17 (3) The address of its principal office, wherever located;
- 18 (4) The information required by § 59-11-6;
- 19 (5) The names and business addresses of its governors ~~except in the following two~~
 20 ~~cases:~~
 - 21 (a) If a business corporation has eliminated its board of directors pursuant to
 22 § 47-1A-732, the annual report ~~shall~~ must set forth the names of the
 23 shareholders instead; and
 - 24 (b) If a limited liability company is member-managed, the names and business
 25 addresses of its governors need not be set forth; and
- 26 (6) Whether the entity owns any agricultural land, as defined in § 43-2A-1, and, if so,
 27 whether the entity has any foreign beneficial owners.

28 If the entity referenced in subdivision (6) is a foreign entity or has any foreign
 29 beneficial owners, the filing must also include:

- 30 (a) A legal description of the agricultural land or a description of the land's
 31 common location;
- 32 (b) The total acreage of agricultural land held by the entity; and
- 33 (c) The current use of the agricultural land.

1 Information in the annual report must be current as of the date the annual report
2 is executed on behalf of the filing entity or qualified foreign entity. Any other provisions
3 of law notwithstanding, the annual report may be executed by any authorized person. Any
4 amendment filed is a supplement to, and not in place of, the annual filing required by this
5 section.

6 On or before December first of each year, the Office of the Secretary of State
7 shall make available to the public an aggregated report listing all foreign entities and
8 entities with foreign beneficial ownership that indicated they owned agricultural land
9 during the reporting period. For each entity listed, the report must include the
10 information gathered under this section.