

BILL NO. 36-0211

Thirty-Sixth Legislature of the Virgin Islands

November 17, 2025

An act amending title 29 Virgin Islands Code, chapter 3, subchapter I., to allow small-scale distilleries and breweries in certain zones upon public notice and approval by the Department of Planning and Natural Resources

PROPOSED BY: Senator Milton E. Potter by Request of the Governor

1 **WHEREAS**, the revitalization of agriculture and rum production in the Virgin Islands,
2 particularly on St. Croix, offers meaningful opportunities for economic development, cultural
3 preservation, and tourism growth;

4 **WHEREAS**, several small-scale agricultural ventures have sought to vertically integrate
5 their operations through value-added processing, including distillation of cane and other local
6 crops;

7 **WHEREAS**, the Government of the Virgin Islands recognizes the need to support this
8 growth while maintaining proper land-use oversight, transparency, and environmental review;

9 **WHEREAS**, the Government of the Virgin Islands must foster entrepreneurship and
10 economic growth while simultaneously ensuring that any changes to land use is accompanied
11 by opportunities for community input and appropriate oversight; Now, Therefore,

1 *Be it enacted by the Legislature of the Virgin Islands:*

2 **SECTION 1.** Title 29 Virgin Islands Code, chapter 3, subchapter I. is amended as
3 follows:

4 (a) In section 225, subsection (b):

5 (1) Strike paragraph (4) and insert:

6 “(4) Agricultural processing. The primary or complete processing of
7 agricultural products which, by reason of bulk or perishable nature or both, should
8 reasonably be processed close to the point of origin, including microbreweries and
9 micro distilleries but not including commercial slaughtering of animals, breweries,
10 or distilleries.”; and

11 (2) Insert the following paragraphs:

12 “(17A) “Brewery” means an establishment which manufactures or produces
13 beer or cider for sale or distribution.”

14 “(29A) “Distillery” means an establishment which manufactures or produces
15 spirits or wine for sale or distribution.”

16 “(70A) “Microbrewery” means a brewery that manufactures one or more
17 varieties of beer or cider in a quantity not to exceed 100,000 gallons or 3,125 barrels
18 per year from all facilities on the premises.”

19 “(70B) “Micro distillery” means a distillery that manufactures or produces
20 spirits or wine in a quantity not to exceed 100,000 gallons or 3,125 barrels per year
21 from all facilities on the premises.”

22 (b) In section 228:

1 (1) In the I-2 LIGHT INDUSTRY and W-2 WATERFRONT-INDUSTRIAL
2 strike “Alcohol & Alcoholic Beverages, Manufacture” and insert “Distillery/Brewery”
3 wherever it appears;

4 (2) In the W-2 WATERFRONT INDUSTRIAL strike “Agriculture Processing”
5 and insert “Agricultural Processing”; and

6 (3) In the A-I AGRICULTURAL ZONE, A-2 AGRICULTURAL ZONE, and
7 the R-1 RESIDENTIAL LOW DENSITY insert “MICRO BREWERY/MICRO
8 DISTILLERY” to the table of uses.

9 **SECTION 2.** The Department of Planning and Natural Resources, in collaboration with
10 the Department of Agriculture, shall promulgate regulations to regulate the approval and
11 operation of microbreweries and micro distilleries as accessories to agricultural use in the A-I,
12 A-2, R-1, R-2 zoning districts in the territory.

13 **BILL SUMMARY**

14 This bill Title 29 Virgin Islands Code Section 225 to add definitions for brewery
15 distillery, microbrewery, and micro distillery, and replace the definition of agriculture
16 processing plant with a definition of “agriculture processing”. This bill further amends section
17 228 by replacing “Alcohol & Alcoholic Beverages, Manufacture” with
18 “BREWERY/DISTILLERY in A-1, A-2, and W-2, and to allow microbreweries and micro
19 distilleries within A-I, A-2, R-1, and R-2 zones as a conditional use.

20 **BR25-0869/November10, 2025/PFA**
21 **G36-035**