

COMMITTEE ON DISASTER RECOVERY, INFRASTRUCTURE
AND PLANNING

02/19/2026-HELD IN COMMITTEE

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

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

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

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

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

Be it enacted by the Legislature of the Virgin Islands:

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

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

(1) Strike paragraph (4) and insert:

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

(2) Insert the following paragraphs:

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

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

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

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

(b) In section 228:

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

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

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

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

BILL SUMMARY

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

BR25-0869/November 10, 2025/PFA
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