

Senate Bill 105: State Land for Recreational Cabin Sites

Senate Resources Committee

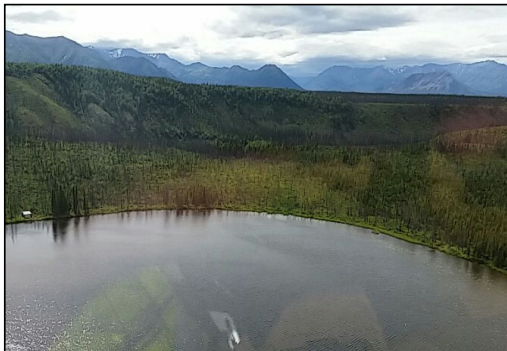


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Alaska Department of Natural Resources

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SB 105: Purpose



Article VIII, Section 1 of the Alaska Constitution:

It is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest.

The bill will provide opportunities for Alaskans to utilize state land and will increase the amount of Alaska land owned by individuals.

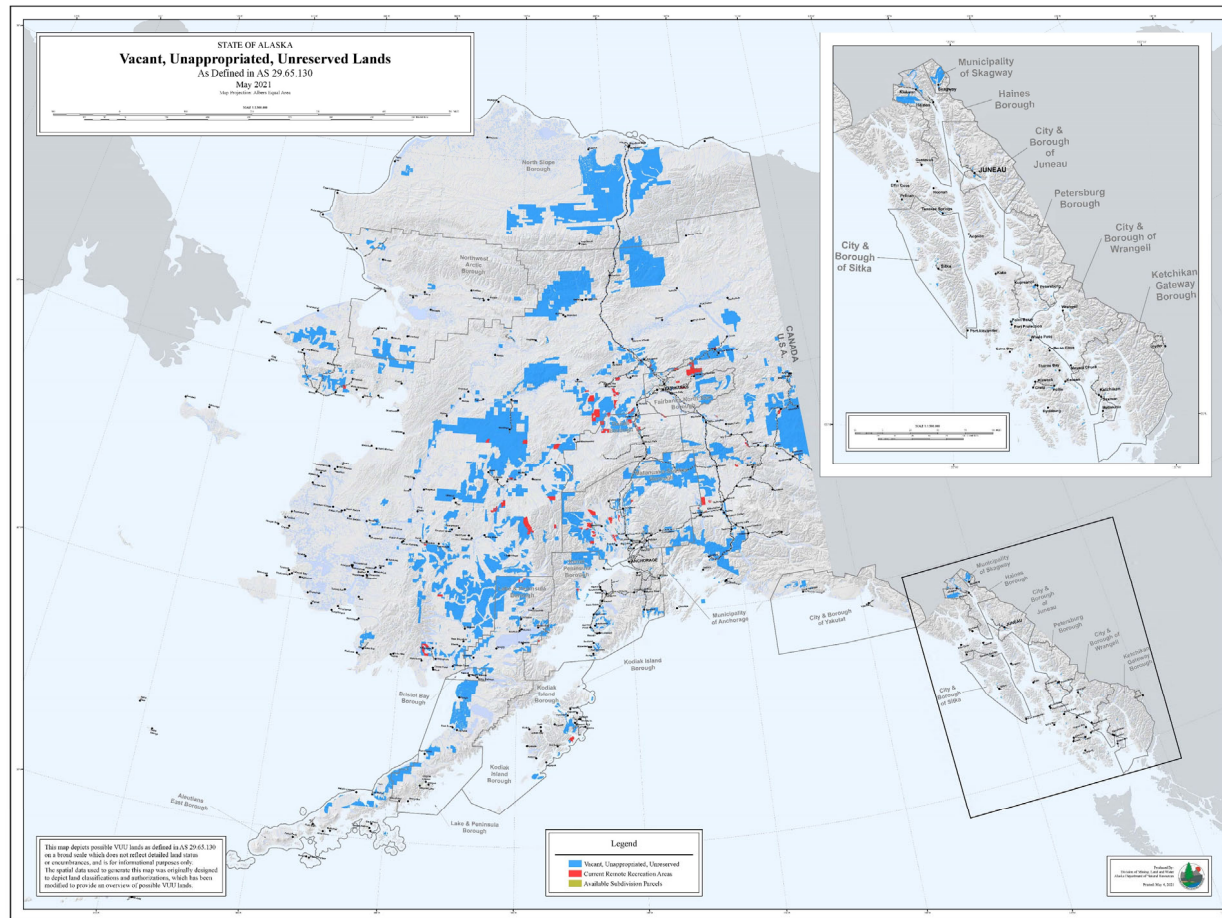
The bill aligns with the Governor's priority to put Alaska land into Alaskan hands.

State Land



Alaska Department of Natural Resources

Available Land



Current Land Sale Programs



- Subdivision Sales
 - Create subdivision through platting
 - Complete survey and appraisal
 - Provide auction for purchase
- Remote Recreational Staking Program
 - Identifies and develops staking area
 - Offers land and holds drawing to stake
 - Applicant staking, leasing, and purchase

Examples of Staking Areas



**Mankomen Lake: 8,030 Acres
25 Staking Authorizations**



**East Fork Pass: 16,350 Acres
60 Staking Authorization**



**Mount Ryan II: 35,700 Acres
30 Staking Authorizations**



**Snake Lake: 25,395 Acres
50 Staking Authorizations**

SB 105: Process



Commissioner
Lists Available
Lands or
Nomination
Received

Public Notice

Private
Ownership



Application
Approved

Lease or Sale





SB 105: Lease to Purchase

- Lease
 - 10-year leasing period
 - Allows for the assignment of a lease
 - Fees for leases shall ensure a fair return to the state
 - May purchase the site at any time during the term of the lease
 - Termination of lease for non-compliance
- Purchase
 - Purchase price set at fair market value, set at the time of entry
 - Lease fees will be applied to the purchase price
 - Applicant must pay for appraisal, survey, and platting
 - Contract term up to 30 years



Personal Use Cabin Program

- SB 105 would allow previous and current Personal Use Cabin Program permit holders to nominate their cabin sites
- In 1984, the Legislature established the Personal Use Cabin Program
- 421 applications were received and permits were issued
- In 1997, the Personal Use Cabin Program was repealed
- Status of permits today across the State:
 - 119 permits are issued and active
 - 140 permits are closed
 - 162 cabins exist but the permit is not active or is under appeal



SB 105: Sectional Analysis

Sec.	Page	Description
1	1	Amends AS 38.04.020(i) to remove the word “remote”
2	1	Amends AS 38.05.035(e) to add a new section to exclude recreational cabin leases and sales from written findings
3	6	Amends AS 38.05.045 to include land disposal statute proposed 38.05.600
4	6	Amends AS 38.05.065(b) to include proposed 38.05.600 regarding land sale contract payments and provides for installment payments over a period of not more than 30 years
5	6	Amends AS 38.05.125(a) to add proposed AS 38.05.600 to the list of statutes subject to the reservations outlined in AS 38.05.125(a)
6	7	Outlines the new recreational cabin site program, which will include annual sales similar to the current program
7	9	Exempts reclassification of land under proposed AS 38.05.600 from notice requirements under AS 38.05.945
8	10	Provides for transitioning Personal Use Cabin Permits into leases or sales
9	11	Provides for transitioning measures for existing leases
10	11	Repeals on June 30, 2032, the section 8 provisions transitioning Personal Use Cabin Permits into leases or sales
11	11	Sets an immediate effective date

SB 105: Fiscal Note



\$ in thousands

- One Land Surveyor position (\$148.3) – survey remote cabin sites, survey instructions, and plat reviews
- Two Natural Resource Specialist 3 positions (\$124.7 each) – adjudicating nomination requests and identifying lands available through the annual offering; completing title work and issuing patents

Thank You



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