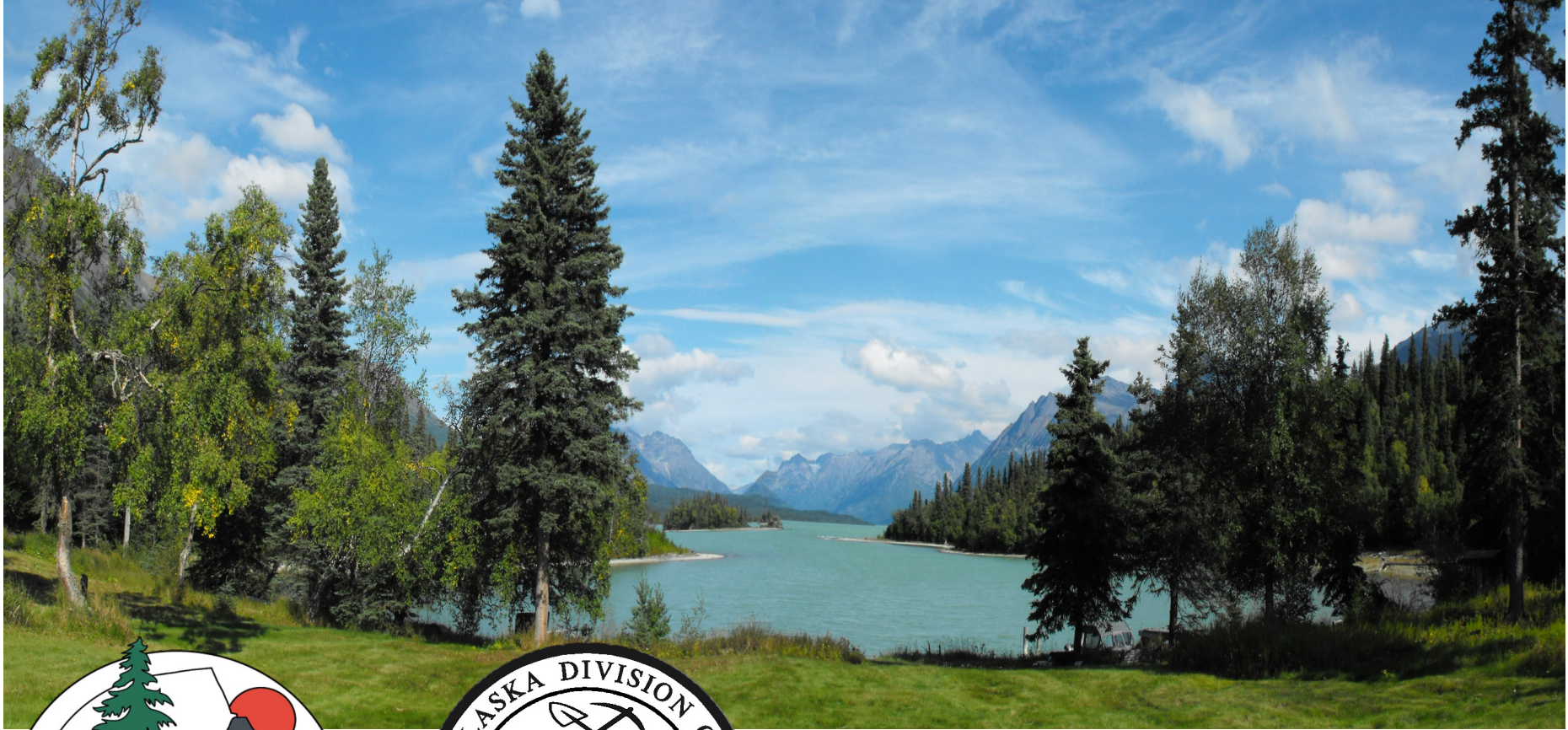


# DIVISION OF MINING, LAND & WATER

- SB204 STATE LAND SALES; PLATS; RIVERS -



**Land Conveyance Section**  
Division of Mining, Land and Water  
Department of Natural Resources  
State of Alaska

# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **Why and How DNR sells State land?**

#### **Alaska Constitution**

Article 8, Section 1 - 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."

Article 8, Section 9 – requires reservations of minerals (as required by Section 6(i) of the Statehood Act) and reservations for access to these resources (implemented by AS 38.05.125)

Article 8, Section 10 – requires public notice and “other safeguards of the public interest” when selling state land . No disposals or lease of state lands, or interests therein, shall be made without prior public notice and other safeguards of the public interest as may be prescribed by law.

#### **Alaska Statute Title 38**

AS 38 serves as an "owner's manual" for Alaska's Statehood Act entitlement lands, dealing with management as well as conveyance.

Most of the authority of Land Sales is codified within AS Title 38, Chapter 05 – The Alaska Land Act



# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **SB204 -State Platting Authority for State Land Managed by DNR**

State assumes platting responsibilities for state lands within and outside of municipal boundaries.



Consolidation of platting requirements will add efficiencies to the development of state land for disposal to Alaskans; reducing costs and time necessary to bring state lands onto the market helping to fulfill the demand for state land parcels.

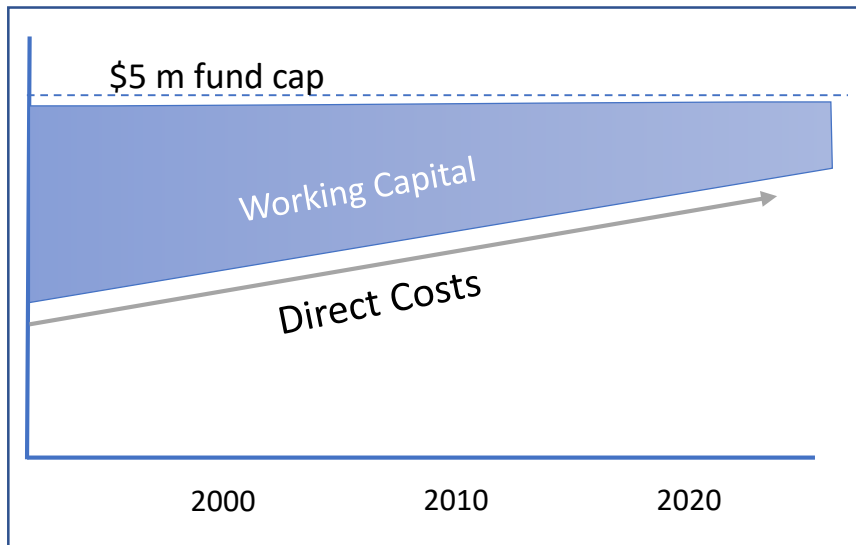
- Where appropriate the state will be consistent with municipal construction and subdivision stipulations into the subdivision designs to the maximum extent
- Road Rights of Ways will be platted consistent with ADOT requirements
  - Access to subdivisions will meet “Collector road” standards
- Reduces development costs making projects economically feasible
- Provides predictability in development costs and timelines
- Reduces rework of plats

# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **SB204 – Increase Land Disposal Income Fund Cap**

Increase spending authority from the Land Disposal Income Fund for project development



The cap on the Land Disposal Income Fund is proposed to be increased from \$5.0M to \$7.5M to provide additional capital for the department to develop and dispose of state lands and to offset inflation since the fund was established in 2000.

- \$5M cap has not adjusted in 20 years
- Personnel and Development costs have increased significantly, reducing the available “working capital”
- Will result in more acreage available for sale and construction of access.

# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### Land Sales Competitive Programs

#### Sealed-Bid Auction Sales

- Available to Alaskan residents
- Online/Paper Bid system during set bidding period

Year	Parcels		Acres		Appraised Value		Bids Details		
	Offered	Sold	Offered	Sold	Offered	Sold	Bid Value Sold	Bids Received	Sold Ratio
2019	248	95	3,073	1,212	\$5,180,300	\$1,847,800	\$2,398,139	314	38%
2018	195	85	2,409	1,289	\$4,303,365	\$2,256,565	\$2,629,312	212	44%
2017	206	98	3,621	2,795	\$4,375,500	\$2,319,400	\$2,874,500	283	48%
2016	247	98	2,425	1,222	\$4,027,500	\$2,049,700	\$2,629,988	328	40%
2015	251	101	1705	699	\$3,886,800	\$1,940,600	\$2,409,746	342	40%

#### Over-the-Counter Purchase

- Open to the public world-wide throughout the year

Year	Parcels Sold	Acres Sold	Value Sold
2019	73	996	\$1,278,100.00
2018	73	576	\$1,233,600.00
2017	112	902	\$1,801,600.00
2016	143	1188	\$1,802,100.00
2015	137	1231	\$1,782,000.00

#### Remote Recreational Cabin Sites

- Stake it yourself program
- Lease to sale conversion

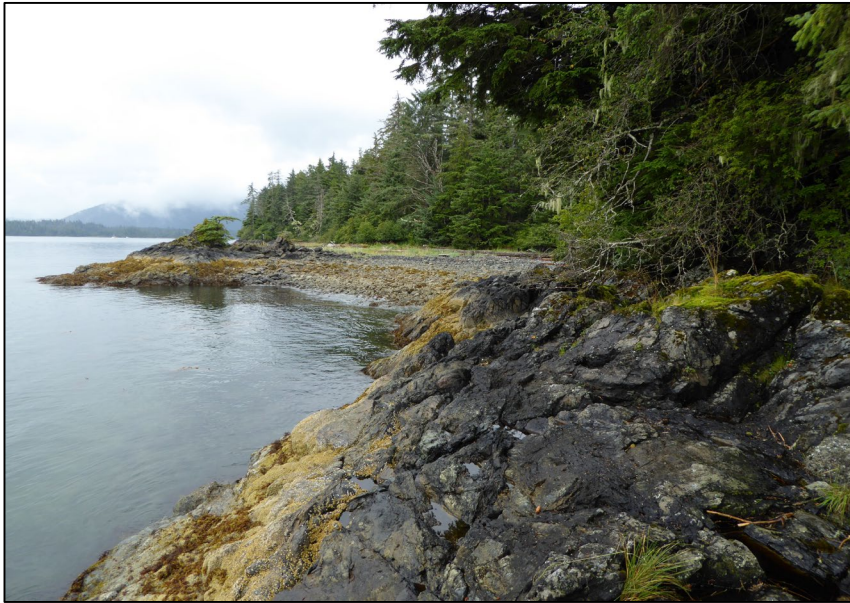
Year	Staking Areas Offered	Authorizations	Max. Acres
2014	5	211	4,220
2017	2	70	1,400
2019	4	128	2,560

# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **SB204 – Additional Sale Authorities**

Provides for ease of Land Sales purchase contracts



- Modifies auction requirements for easier administration of land offerings
  - Allows for more modern sale options, including online auctions
- Increase max contract term to 30 years
  - Currently capped at 20 years
  - Allows for longer financing of higher value parcels

# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **SB204 - Commercial Use Land Sales**

This new statute governing the leasing and sale of state lands deemed suitable for commercial development, within Qualified Opportunity Zones or in state determined commercial development areas.



- Land can be nominated by the public
- Leasing option to complete requirements for sale and allow immediate commercial activity
- After conclusion of the lease requirements a sale will occur
- Individuals have requested a program to allow for such sales
- The number of acres identified for proposed development will be significant and the number of acres conveyed will depend on the proposals received



# DIVISION OF MINING, LAND & WATER

## - SB204 STATE LAND SALES; PLATS; RIVERS -

### **SB204 – Repeal of Recreational Rivers Statutes**

The bill repeals statutes relating to the designation of certain rivers in southcentral Alaska as recreation rivers, in order to allow for more effective management of state land.



- Reduction of current limitations on land management
- Repeal will end unenforceable management issues and restrictions on recreational and commercial use on over 260,000 acres
  - Provides for generally allowed uses
  - Allows expansion of Land Use opportunities
- May increase acreage available for inclusion in the Land Sales program or new commercial development program