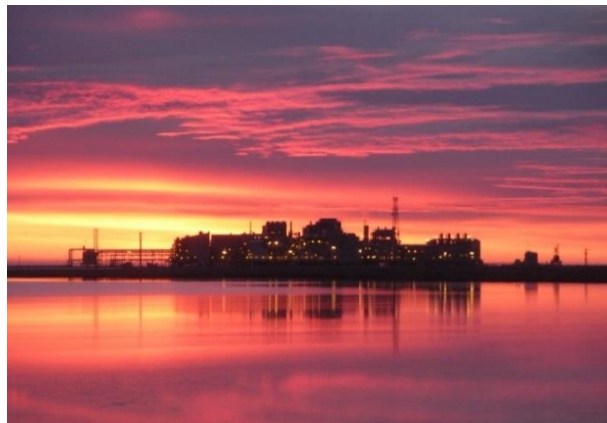


# Remote Recreational Cabin Sites HB 281 House Resources



**Presented by Christy Colles, Director**  
Division of Mining, Land and Water  
Alaska Department of Natural Resources  
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## **Article VIII, Section 1 of the Alaska Constitution states:**

*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.*

- HB 281 will provide Alaskans a variety of opportunities to utilize and own state land for recreational purposes
- The bill aligns with the Governor's priority to put Alaska land into Alaskan hands

# Overview



- The Department of Natural Resources (DNR) will annually publish a list of lands available to stake for a Remote Recreational Cabin Site (RRCS)
- Individuals can nominate 10 acres of unencumbered state land not included in the annual state offering for RRCS
- Lands may be classified or reclassified
- Multiple ways to procure a site:
  - Permit
  - Lease
  - Purchase

# HB 281 - Permits



- Establishes a process for permitting
  - Up to 10 acres for nominated lands, department sets acreage for offered lands
  - 5-year term; four renewals for 5-year terms
  - Revocable at will and may not be assigned
  - Fees established under AS 38.05.073(m)
  - May be terminated for any reason
- Permit holder may apply to lease or purchase

# HB 281 - Leasing



- Process for leasing a remote recreational site
  - 10 acres for nominated lands
  - 10-year leasing period; two renewals for 10-year terms
  - Restricts assignment of a lease
  - Fees established under AS 38.05.073(m)
  - Termination of lease for non-compliance
  - May purchase the site during the term of the lease

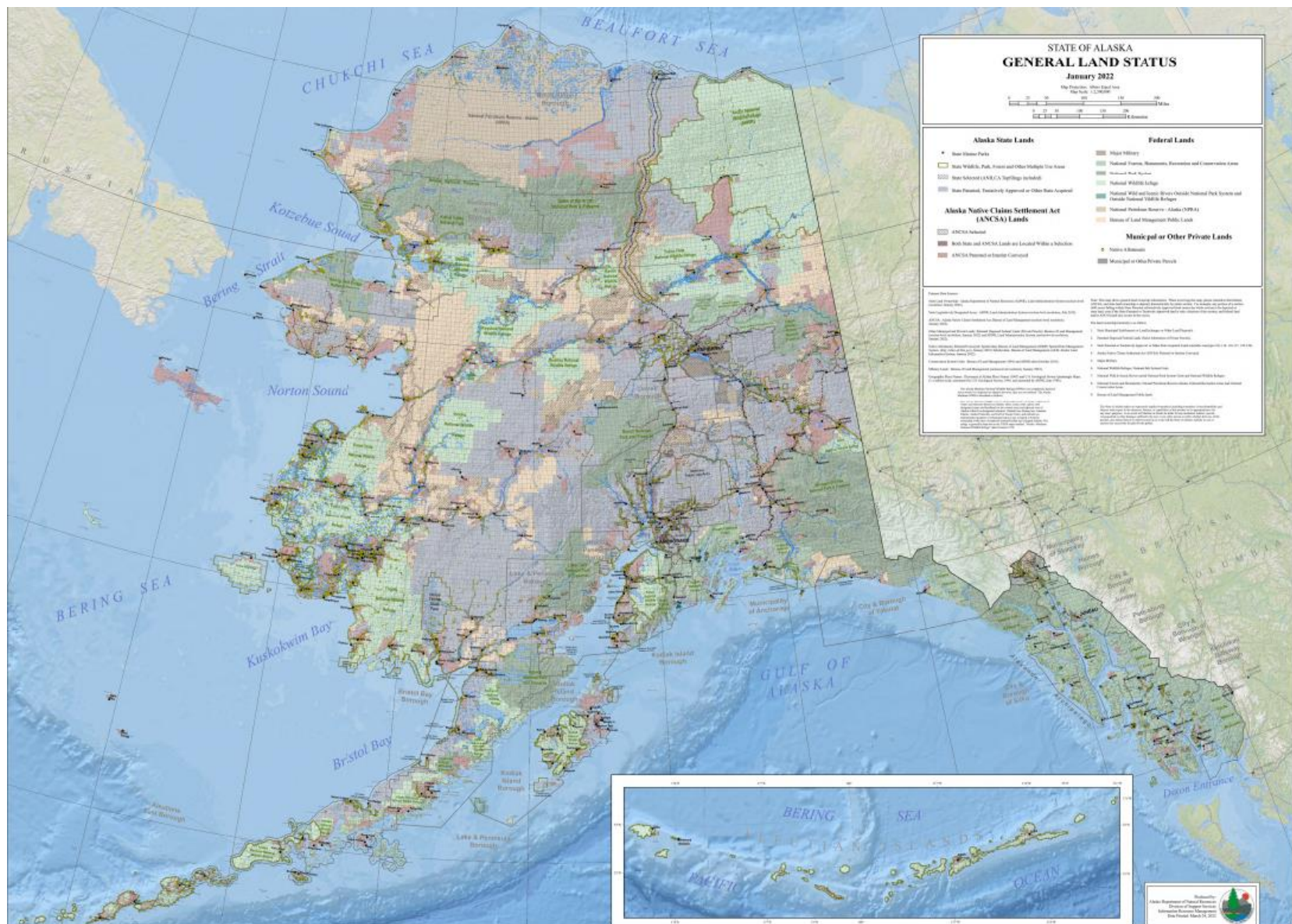
# HB 281- Purchase



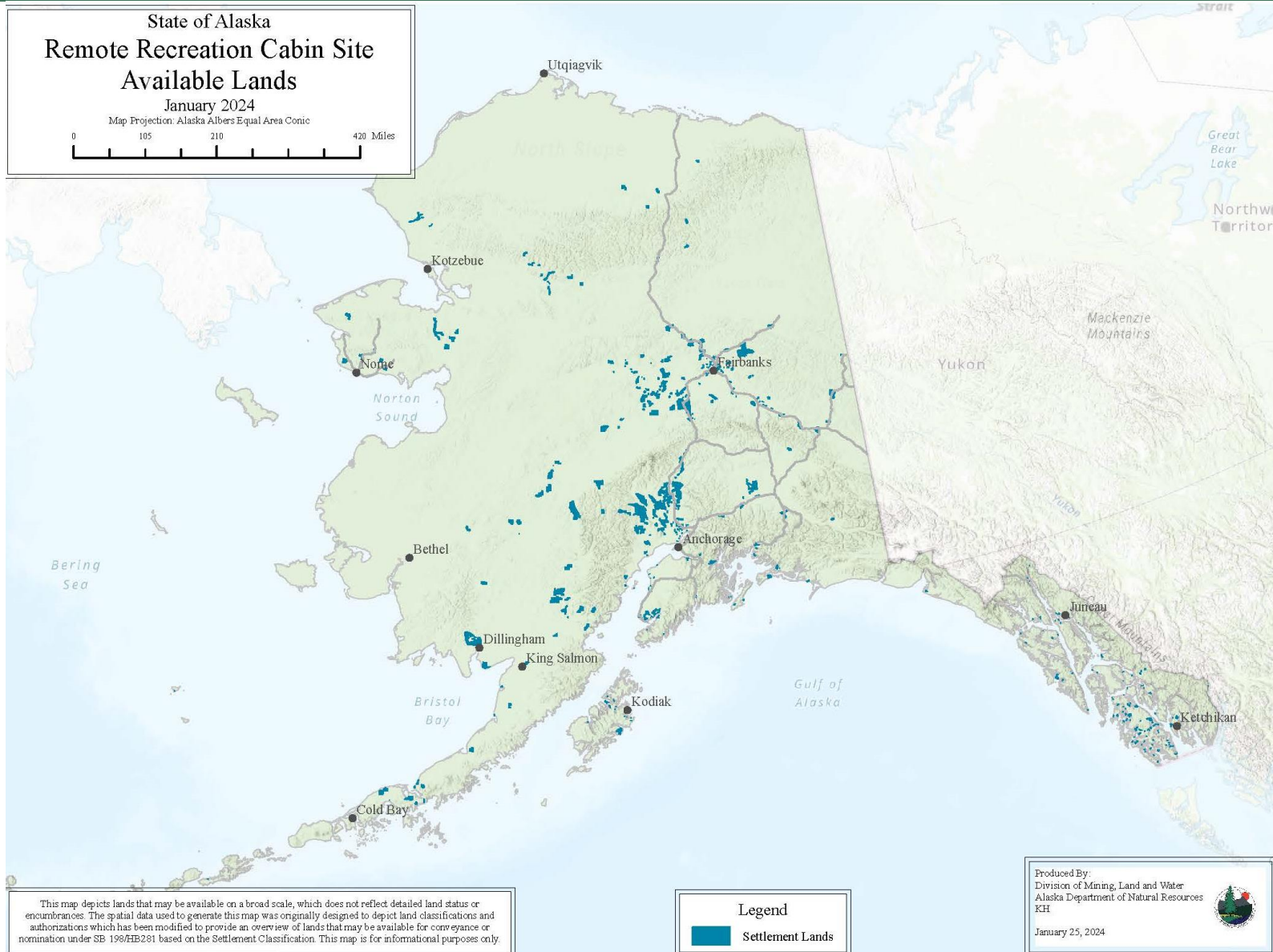
- Process for purchase of state land for RRCS
  - 10 acres for nominated lands
  - Purchase price set at fair market value
    - Purchase of permitted and leased sites  
appraisal will be set at time of entry
  - Applicant must pay for appraisal, survey, and platting



# Map of State-owned Land

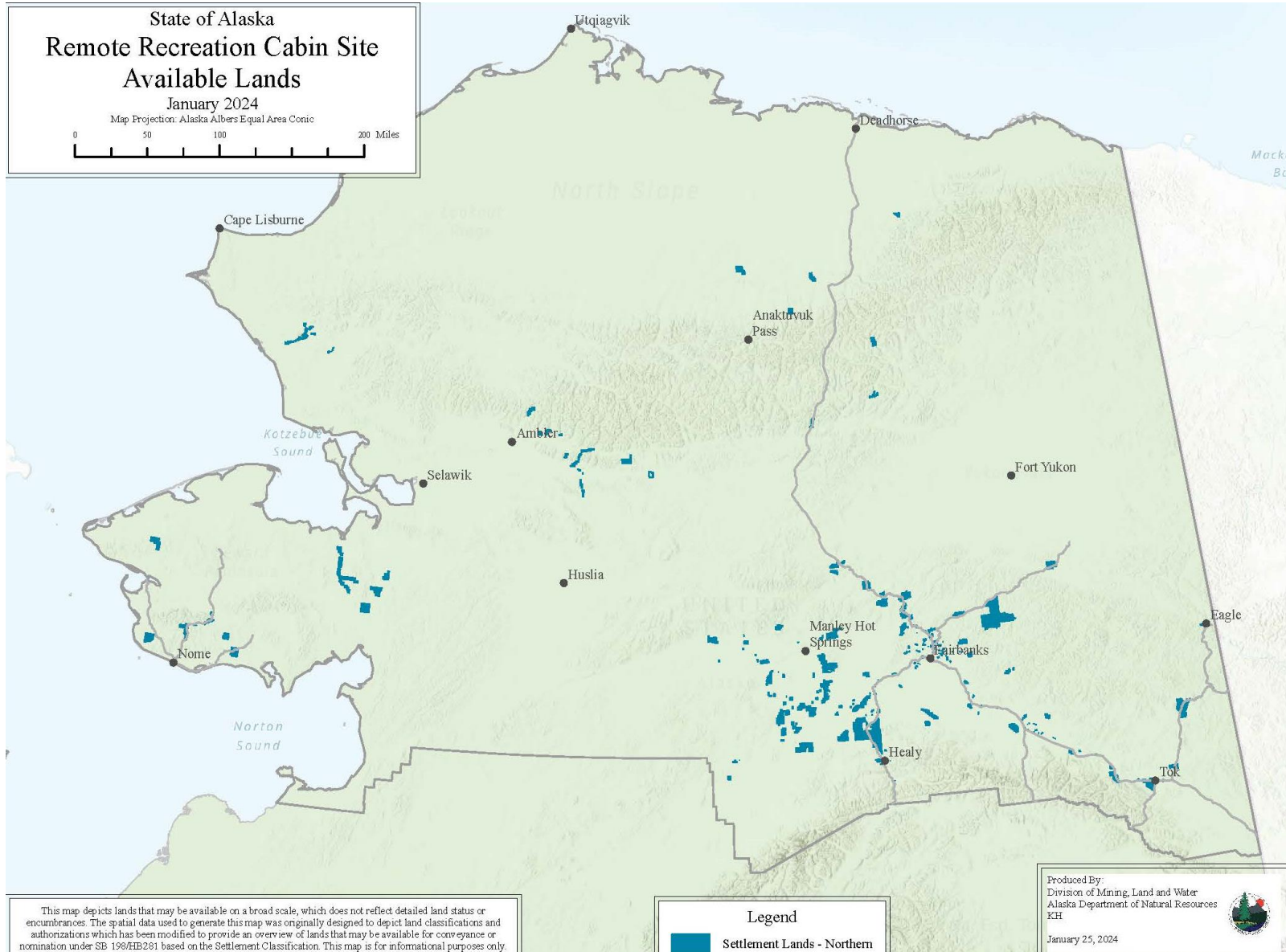


# Statewide Settlement Land

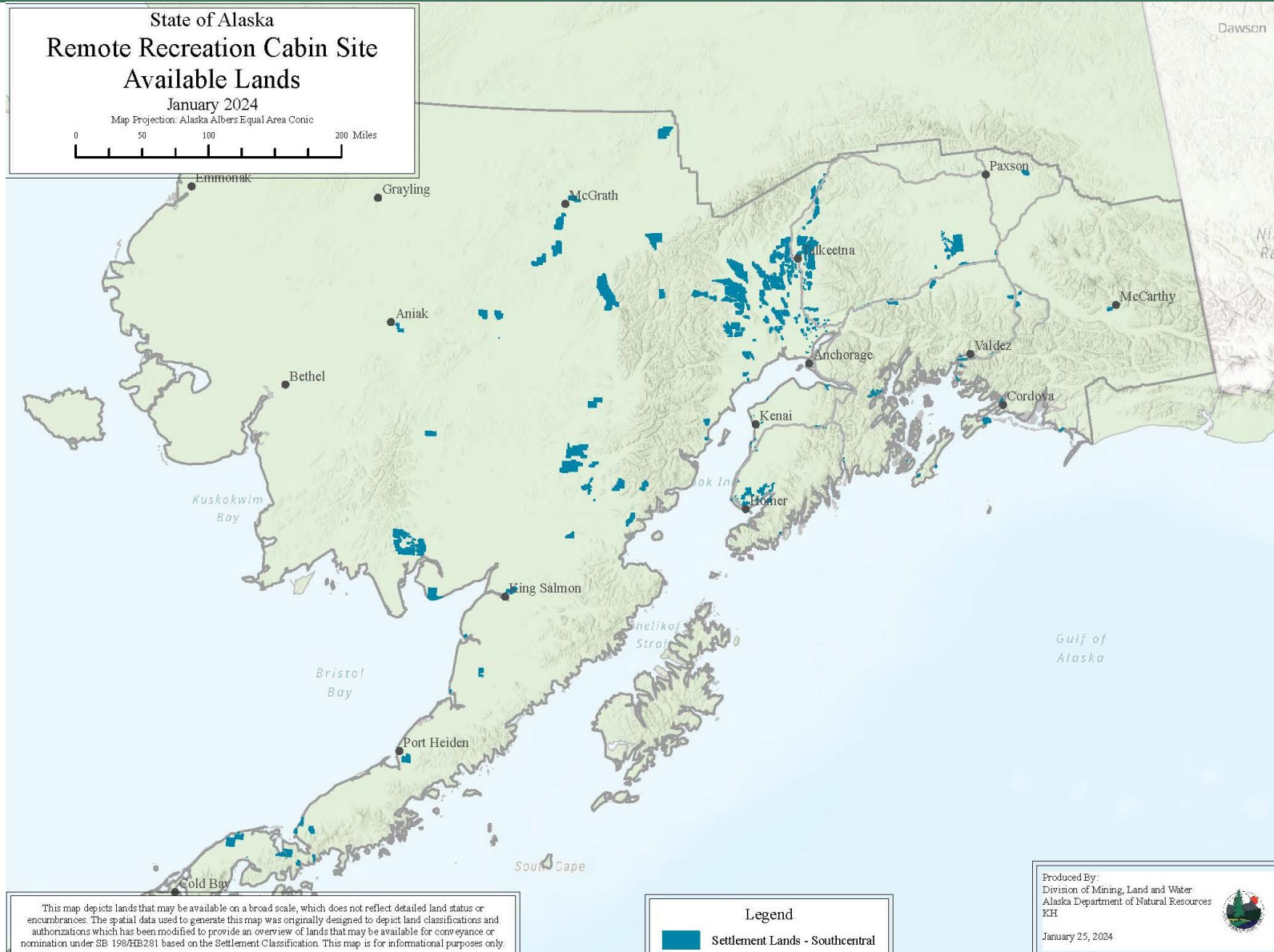




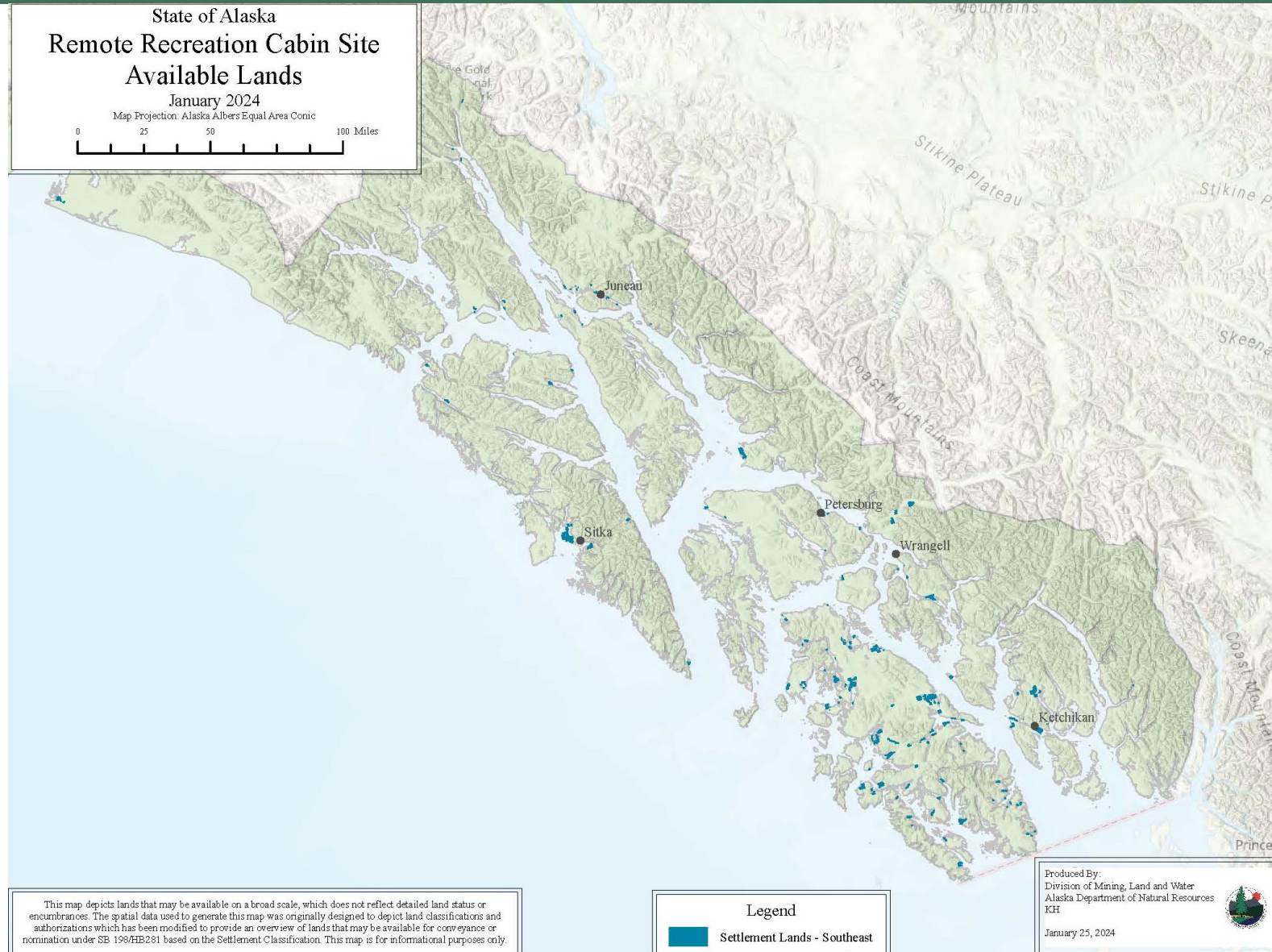
# Northern Region Settlement Land



# Southcentral Region Settlement Land



# Southeast Region Settlement Land



# Sectional Analysis



- **Section 1:** Amends uncodified law to add a statement of purpose.
- **Section 2:** Amends AS 38.05.035(e) to add a new (e)(6)(I) exempting remote recreational cabin site permits, leases, or sales from requiring a written best interest finding before approval.
- **Section 3:** Amends AS 38.05.045 to add that this statute does not prevent the disposition of land as provided in AS 38.05.600.

# Sectional Analysis, con't



- **Section 4:** Amends AS 38.05.065(b) to state that a contract for land sold under AS 38.05.600 adds a requirement for installment payments of no more than 20 years on a level-payment basis at interest rates set by AS 38.05.065(i).
- **Section 5:** Amends AS 38.05.125(a) to add AS 38.05.600 to the list of statutes subject to the reservations laid out in AS 38.05.125(a).

# Sectional Analysis, con't



- **Section 6:** Amends AS 38.05.600 by repealing the existing remote recreational site statute and re-enacting it as follows:
  - a) States that the commissioner shall provide for the permitting, lease, and sale of state land for remote recreational sites to eligible applicants, as described in (b) and (c).
  - b) States that the commissioner shall publish an annual schedule of land offerings that lists areas available for staking of remote recreational cabin sites. The department will provide public notice of the annual schedule and applicants may apply for sites.

# Sectional Analysis, con't



- c) States that eligible applicants may nominate unencumbered land and apply for a permit, lease, or sale of up to 10 acres of state land that is not included in the commissioner's schedule in (b).
- d) States that the commissioner may classify or reclassify nominated land. The applicant would be responsible for all administrative costs for reclassification; the department shall provide public notice of the nomination; and if the applicant fails to stake land within 90 days of approval, the commissioner may include the land in the annual schedule of offerings.

# Sectional Analysis, con't



- e) Sets a permit term and renewals. Permits are revocable and may be terminated. The permittee is eligible to lease or purchase the site, and if land subject to the permit is offered for sale or lease, the commissioner shall first offer the site to the permittee.
- f) Sets a lease term and renewals. Provides the ability to terminate if a lessee fails to use the land according to the terms of the lease. Allows a purchase right during the lease.

# Sectional Analysis, con't



- g) Annual fees for permits and leases shall be set in accordance with AS 38.05.073(m). After the termination of a permit or lease, improvements or personal property remaining on the land shall be handled as provided in AS 38.05.090. A lease or permit may not be assigned.
- h) Sales must be at fair market value at the time of entry, and the purchaser must pay the costs of appraisal, survey, and platting.
- i) Allows for adoption of regulations to implement this section.
- j) Provides definitions for “eligible applicant” and “resident”.

# Sectional Analysis, con't



- **Section 7** - Amends the uncodified law by adding a new section relating to transition, stating that a lease executed under AS 38.05.600 before the effective date of this act and in effect on the effective date of this act is eligible for renewal under AS 38.05.600 as repealed and reenacted in Section 6 of this bill.
- **Section 8** - Provides for an immediate effective date under AS 01.10.070(c).



- FY 2025 \$731.8 (5 positions)
  - One Permanent Full-Time Land Surveyor 1
  - One Permanent Full-Time Natural Resource Manager 1
  - Two Permanent Full-Time Natural Resource Specialists 3
  - One Permanent Full-Time Natural Resource Specialist 2
  - These positions will support timely adjudication of the expanded Remote Recreational Cabin Site program applications
- FY 2026-2030 \$706.8 annually

# Thank you!



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