

HOUSE BILL NO. 232

IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SECOND LEGISLATURE - FIRST SESSION

BY REPRESENTATIVES FATE, Wilson, Foster

Introduced: 4/5/01

Referred: Resources, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act permitting state residents to purchase remote recreational cabin sites."**

2 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

3 *** Section 1.** AS 38.05 is amended by adding a new section to read:

4 **Sec. 38.05.610. Remote recreational cabin site purchase program. (a)**

5 Notwithstanding AS 38.04 and AS 38.05.045 - 38.05.069, the commissioner shall, at
6 the request of a prospective purchaser, sell state land for a remote recreational cabin
7 site if the land and the purchaser meet the requirements of this section and the sale is
8 consistent with the public interest. The purchase price of the land shall be the fair
9 market value of the land as determined by appraisal under this section.

10 (b) To qualify to purchase land under this section, a prospective purchaser
11 shall

12 (1) at the time of application have attained the age of 18;

13 (2) have been a state resident for at least one year immediately
14 preceding the date of application and submit proof of that fact as the commissioner
15 requires by regulation; for purposes of this subsection "state resident" has the meaning

1 given in AS 43.23.095; and

2 (3) not have purchased land previously under this section.

3 (c) A parcel sold under this section may not exceed two and one-half acres. A
4 parcel sold under this section may include lake, river, or other navigable water
5 frontage, subject to the following limitations:

6 (1) the lake, river, or other navigable water frontage must be at least
7 300 feet and may not exceed 400 feet;

8 (2) only one parcel with frontage on a lake may be sold under this
9 section for each 10 acres of water of that lake; and

10 (3) a parcel sold under this section with frontage on a river must be
11 located at least two meander miles from any other parcel with river frontage sold
12 under this section.

13 (d) State land classified for retention in state ownership and state land selected
14 by a municipality may not be sold under this section.

15 (e) To apply to purchase a parcel under this section, a prospective purchaser
16 shall stake the desired parcel. Within 30 days after staking the parcel, the prospective
17 purchaser shall apply to the commissioner to purchase the parcel, certifying that the
18 prospective purchaser is qualified under this section. Within 30 days after receipt of
19 an application, the commissioner shall determine whether the application is complete
20 and the prospective purchaser is qualified to purchase a parcel under this section, and
21 shall notify the prospective purchaser. The commissioner shall provide a qualified
22 prospective purchaser with a list of approved appraisers. The prospective purchaser
23 shall, within 24 months after notification, complete a survey and appraisal of the
24 parcel, at the applicant's expense, using a surveyor registered under AS 08.48 and an
25 appraiser from the list of approved appraisers provided by the commissioner. If the
26 parcel is unencumbered and available for sale under this section, the commissioner
27 shall issue a deed within 30 days after payment of the purchase price of the parcel.