

Introduced: 2/14/68  
Referred: Resources

BY GETMAN, RAY, GUESS,  
AND TILLION

1 IN THE HOUSE

2 HOUSE BILL NO. 552

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FIFTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the sale of public land classified  
7 as residential.

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9 \* Section 1. AS 38.05.055 is amended to read:

10 Sec. 38.05.055. SALE PROCEDURES. Except as provided in sec. 57  
11 and sec. 315(d) of this chapter, the sale shall be made at public  
12 auction to the highest qualified bidder as determined by the director.  
13 An aggrieved bidder may appeal to the commissioner within five days  
14 after the sale for a review of the director's determination. The sale  
15 shall be conducted by the director or his representative, and at the  
16 time of sale the successful bidder shall deposit an amount equal to  
17 one-tenth of the purchase price. The director or his representative  
18 shall immediately issue a receipt containing a description of the  
19 land or property purchased, the price bid, and the terms of sale, which  
20 receipt shall be acknowledged in writing by the bidder. A contract of  
21 sale on a form approved by the attorney general shall be signed by the  
22 purchaser and, after approval of the commissioner, the contract shall  
23 also be signed by the director on behalf of the state.

24 \* Sec. 2. AS 38.05 is amended by adding a new section to read:

25 Sec. 38.05.057. SALE PROCEDURE FOR LAND CLASSIFIED AS RESIDENTIAL.  
26 (a) At the time of the sale of unoccupied residential land, but before  
27 sale by auction as provided in sec. 55 of this chapter, any person  
28 eligible to bid for the land may ask the director for noncompetitive  
29 bidding for the land at the appraised price. If that person is the

1 only noncompetitive bidder, the land shall be sold to him at the  
2 appraised price. If two or more persons make noncompetitive bids for  
3 the land at the appraised price, the director shall conduct a lottery  
4 on that sale day using the names of all noncompetitive bidders for the  
5 land. The person whose name is selected shall be the successful bidder.  
6 The procedure in sec. 55 of this chapter relating to deposit, receipt,  
7 and contract of sale shall be followed after a successful bidder is  
8 selected. If no person asks for a noncompetitive bidding for the land  
9 under this section, the sale shall be carried out in the manner  
10 prescribed by sec. 55 of this chapter.

11 (b) The contract of sale and the deed for residential land bought  
12 in the manner provided for in (a) of this section shall provide, in  
13 addition to those terms required by sec. 65 of this chapter, that a  
14 residential dwelling, conforming to local standards as determined by  
15 the department, shall be built by the purchaser on the land within five  
16 years of the date of purchase. If a dwelling is not built within five  
17 years of the purchase date of the land, unless the director finds that  
18 extraordinary conditions prevented the purchaser from complying with  
19 this section, the land with all improvements shall revert back to the  
20 state or borough, as the case may be.

21 (c) One person may secure only one lot per calendar year under  
22 this section.  
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