

Original sponsor: McKinnon

Offered: 5/5/76  
Referred: Rules

1 IN THE HOUSE

BY THE RULES COMMITTEE

2 SENATE CS FOR CS FOR HOUSE BILL NO. 510 am S

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 NINTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to sale of land by Alaska State Housing  
7 Authority."

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

9 \* Section 1. AS 18.55 is amended by adding a new section to read:

10 Sec. 18.55.255. PROCEDURE FOR SALE OF LAND. Sale of land shall be  
11 by public auction or by sealed bids at a price not lower than the fair  
12 market value determined by an appraisal made within 180 days of the sale  
13 by a qualified appraiser. Public notice shall be given by publishing  
14 notice of the sale at least once a week for two consecutive weeks in a  
15 newspaper of general circulation within the area in which the property  
16 to be sold is located and by posting notice of sale in at least two  
17 public places in the area. In no event shall the auction be held less  
18 than 30 days after the last day of publication. If no acceptable bids  
19 are received the authority may sell the property at negotiated sale,  
20 within six months of the date of the auction. No negotiated sale may be  
21 made on an appraisal made more than nine months before the date of sale.  
22 The price at a negotiated sale shall not be less than the appraised  
23 value.

24 \* Sec. 2. AS 18.55.320 is amended to read:

25 Sec. 18.55.320. SALE OF SURPLUS PROPERTY. (a) The authority may  
26 sell a property held by it under secs. 300 - 470 of this chapter which  
27 it finds is in excess of its needs. The sale shall be by public auction  
28 or by sealed bids at a price not lower than the fair market value  
29 determined by an appraisal made within 180 days of the sale by a quali-

1 fied appraiser. Public notice shall be given by publishing notice of  
2 the sale at least once a week for two consecutive weeks in a newspaper  
3 of general circulation within the area in which the property to be sold  
4 is located and by posting notice of sale in at least two public places  
5 in the area. In no event shall the auction be held less than 30 days  
6 after the last day of publication. If no acceptable bids are received  
7 the authority may sell the property at negotiated sale, within six  
8 months of the date of auction. No negotiated sale may be made on an  
9 appraisal made more than nine months before the date of sale. The price  
10 at a negotiated sale shall not be less than the appraised value except  
11 as provided in (b) of this section. [IT MAY SELL THIS PROPERTY AT FAIR  
12 VALUE, AS DETERMINED BY IT BY PRIVATE SALE WITHOUT PUBLIC BIDDING, OR BY  
13 PUBLIC SALE TO THE HIGHEST RESPONSIBLE BIDDER, TO BE USED FOR HOUSING  
14 PURPOSES, SUBJECT TO THE TERMS AND CONDITIONS WHICH THE AUTHORITY MAY  
15 PRESCRIBE.]

16 \* Sec. 3. AS 18.55.320 is amended by adding a new subsection to read:

17 (b) The sale may be made to a state or federal agency or political  
18 subdivision for less than the appraised value without competitive  
19 bidding as required in (a) of this section if the board determines  
20 that it is in the best interests of the public with due consideration  
21 given to the nature of the public services or functions rendered by  
22 the agency or political subdivision making application and of the  
23 terms under which the land was acquired.  
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