

# SB 199/HB 282 State

## Land: Disposal/Sale/Lease/Restrict

Alaska Municipal League – Winter Legislative Conference



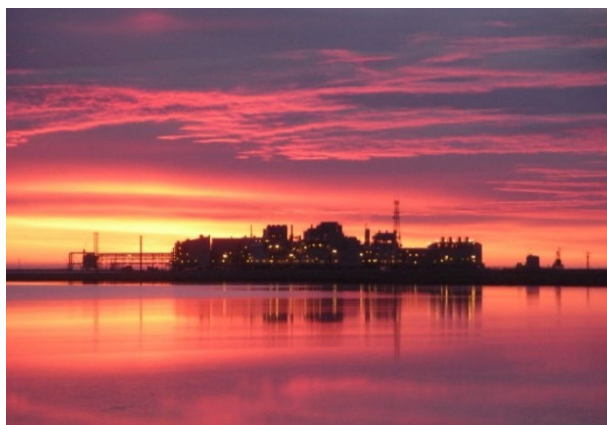
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Division of Mining, Land and Water

Alaska Department of Natural Resources

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# Overview



- Authorize DEED and DOT&PF to directly dispose of surface land, rather than transferring land to the DNR for conveyance.
- Increase the cap on the Land Disposal Income Fund.
- Update and improve provisions relating to DNR's land disposal procedures in AS 19.30, AS 38.04, AS 38.05.
- Amends agricultural use restrictions.
- Add a new statute relating to leases and sales of land for commercial development.

# Authority for Direct Disposal of State Land



- Proposed amendment for the Department of Education and Early Development and Department of Transportation and Public Facilities to sell land directly to private parties.
  - Streamlining land disposals, reducing multi-agency involvement.
  - Expanding eligible recipients beyond federal, state agencies, and political subdivisions.

# Land Disposal Income Fund (LDIF)



- Raises state land disposal income fund cap from \$5M to \$12M.
- Boosts spending authority for larger projects.
- Addresses inflation since 2000; cap unchanged for 20 years.
- Adjustment to funding cap, not appropriation.
- Department can request limit increase in annual report.

# Agricultural Land Lease and Sale Procedures



- Allows broader use of agricultural land and improvements
- Currently an agricultural landowner can only use the land for purposes that are incidental to and not inconsistent with agricultural land
- Proposed amendment would now allow an agricultural landowner to use land for purposes that are consistent with and do not interfere with primary purpose

# Access Road Construction



- Access roads to surface disposals may be developed at a pioneer standard.
  - Clarifying language on right-of-way widths within municipal boundaries.
  - Align with municipal zoning requirements to the same extent as private developers.

# Land Sale Procedures



- Land sale disposal contracts
  - Longer purchase terms from 20 years to 30 years.
  - Consistency in terms from “Foreclosure” to “Termination.”
  - Allows for paid in full purchase when existing infrastructure would increase liability of financing a land sale purchase contract.

# Survey Requirements for Leases



- Discretion of cadastral surveys for long-term leases.
  - Survey could be required where infrastructure boundaries or access management is in the best interest of the state.
  - Reduces the financial and administrative burden on industries.
  - Industry is challenged by current requirements.
    - Ex: Renewable energy projects, grazing leases.



# Land for Commercial Development



- Stimulate economic development.
- Offers land for leasing, and sale, by requesting proposals.
  - For state land identified or nominated as a Qualified Opportunity Zone.
  - For state land nominated by the public.
    - Land nominated cannot exceed 640 acres.
  - For any other state land the commissioner deems appropriate for commercial development.
- Nominated land may need to be reclassified.
  - Provide additional public notice beyond normal AS 38.05.945





# Thank you!

## Questions or Follow-up:

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