## HOUSE BILL NO. HB0242

State land leases-amendments.

Sponsored by: Representative(s) Harshman and Walters and Senator(s) Hicks and Wasserburger

## A BILL

for

1 AN ACT relating to state lands; authorizing leases of state

2 lands for residential purposes; specifying lease

3 requirements for residential leases of qualified state

4 lands; amending and specifying lease terms; amending the

5 scope of regulations concerning leases of state lands;

6 providing definitions; requiring rulemaking; and providing

7 for effective dates.

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9 Be It Enacted by the Legislature of the State of Wyoming:

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11 **Section 1**. W.S. 36-5-114(a), (d) and by creating new

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12 subsections (e) and (f) is amended to read:

1 36-5-114. Leasing for industrial, residential, 2 commercial and recreational purposes; authority; rental 3 fees; rules and regulations. 4 (a) The board of land commissioners may lease for a 5 term of not more than seventy-five (75) ninety-nine (99) 6 industrial, commercial lands for 7 years state 8 recreational purposes. The board may lease for a term of not more than ninety-nine (99) years state lands for 9

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(d) The board shall promulgate rules and regulations implementing policies, procedures and standards for the long-term leasing of state lands for industrial, residential, commercial and recreational purposes under the provisions of W.S. 36-5-114 through 36-5-117, including provisions requiring compliance with all applicable land use planning and zoning laws and permitting the board to terminate a lease for good cause shown.

residential purposes, subject to the requirements of

subsection (e) of this section.

1	<u>(e) The leasing of qualified state lands for </u>
2	residential purposes shall be subject to the following
3	requirements:
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5	(i) Residential leases shall be for portions of
6	state lands not to exceed eight (8) acres;
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8	(ii) The lease rate shall be variable and
9	adjusted annually based on the Wyoming cost-of-living index
10	computed by the department of administration and
11	information, division of economic analysis;
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13	(iii) Residential leases shall only be made for
14	qualified state lands for which there is already
15	established access to the land from a public road;
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17	(iv) A residential lessee of qualified state
18	lands shall assume all responsibility for complying with
19	all fence and fencing requirements, including requirements
20	established by rule of the board to ensure that any
21	potential grazing conflicts are mitigated.
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1	(f) As used in this section, "qualified state lands"
2	means any state lands for which the assessed value of the
3	land without improvements exceeds two hundred fifty percent
4	(250%) of the average assessed value of the taxable real
5	property of the state, without improvements.
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7	Section 2. The board of land commissioners shall
8	promulgate all rules necessary to implement the provisions
9	of this act.
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11	Section 3.
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13	(a) Except as provided in subsection (b) of this
14	section, this act is effective immediately upon completion
15	of all acts necessary for a bill to become law as provided
16	by Article 4, Section 8 of the Wyoming Constitution.
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18	(b) Section 1 of this act is effective July 1, 2021.
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20	(END)