

1 Page 1-above line 1 In the catch title, delete "Notice of".

2
3 Page 1-line 7 Before "requiring" insert "revising
4 provisions related to improvements made by a
5 lessee of state lands; extending the maximum
6 length of certain leases of state lands;
7 authorizing leases for residential
8 purposes;".
9

10 Page 3-lines 5 through 7 Delete entirely including the House
11 standing committee amendment (HB0171HS001/A)
12 to these lines and insert:
13

14 "Section 1. W.S. 36-5-114(a) and (d), 36-5-115, 36-9-103 and
15 36-9-105 are amended to read:".

16
17 Page 8-before line 2 Insert:

18
19 "(a) The board of land commissioners may lease for a term of
20 not more than ~~seventy-five (75)~~ ninety-nine (99) years state lands
21 for industrial, commercial, residential and recreational
22 purposes."
23

24 Page 8-after line 17 Insert:

25
26 "36-5-115. Leasing for industrial, commercial, residential
27 and recreational purposes; "recreational purposes" defined.

28
29 As used in W.S. 36-5-114 through 36-5-117 the term "recreational
30 purposes" means land used for cabin sites, public camp sites,
31 public parks and recreation areas, golf courses and any associated
32 residential development, youth groups, ~~and~~ and ski or winter sports
33 areas and any other recreational purpose determined by the board
34 of land commissioners.
35

36 "36-9-103. Appraisers for improvements.

37
38 ~~All improvements upon~~ If any state ~~lands, when such~~ lands are to
39 be sold as provided by W.S. 36-9-102, the purchaser and the owner
40 of any improvements on the state lands shall negotiate for a period
41 of ninety (90) days to determine the depreciated market value of
42 the improvements. If the purchaser and the owner do not reach an
43 agreement on the value of the improvements within the time period
44 specified by this section, the depreciated market value of the

1 improvements shall be appraised by three (3) disinterested persons
2 who shall appraise the improvements separately from the lands,
3 though they may be attached thereto. The ~~said~~-appraisers shall,
4 upon application of the ~~state land~~-board of land commissioners, be
5 appointed by a judge of the district court of the judicial district
6 wherein the lands are ~~situate~~-situated.

7
8 **36-9-105. Purchaser to pay owner depreciated market value of**
9 **improvements; receipt.**

10
11 (a) If any state lands are sold upon which surface
12 improvements, including irrigation works of any kind, have been
13 made by a lessee, or for which water rights or proportionate
14 interests in irrigation, reservoirs, canals, or systems, have been
15 acquired, the improvements, irrigation works and water rights
16 shall be appraised under the direction of the board. The purchaser
17 of the lands, upon which improvements and irrigation works have
18 been made, or for which water rights have been acquired as herein
19 provided for, shall pay the owner of such improvements, irrigation
20 works or water rights, as the case may be, the contributory value
21 thereof, and take a receipt therefor, and shall deliver the receipt
22 to the director before he shall receive a patent or certificate of
23 purchase. All such receipts shall be filed and preserved in the
24 office of state lands and investments. For purposes of this
25 section, "contributory value" means the increased value of the
26 property after the lessee's improvements are considered.

27
28 (b) For improvements to state lands made under a commercial
29 or residential lease where the purpose of the lease is to develop
30 and sell the improvement, the purchaser of the lands shall pay
31 market value for the improvement. As used in this subsection,
32 "market value" means the most probable amount the improvement
33 contributes to the value of the property in a competitive and open
34 market under all conditions requisite to a fair sale with the buyer
35 and seller each acting prudently and knowledgeably and assuming
36 the price is not affected by undue stimulus.". HARSHMAN, BYRON