

## HOUSE BILL NO. HB0020

K-12 school facility leasing.

Sponsored by: Select Committee on School Facilities

A BILL

for

1 AN ACT relating to K-12 school facility leasing; modifying  
2 payment for lease agreements for K-12 school facilities;  
3 and providing for an effective date.

4

5 *Be It Enacted by the Legislature of the State of Wyoming:*

6

7 **Section 1.** W.S. 21-3-110(a)(x)(B)(intro) is amended  
8 to read:

9

10 **21-3-110. Duties of boards of trustees.**

11

12 (a) The board of trustees in each school district  
13 shall:

14

15 (x) Subject to review by the school facilities  
16 commission under W.S. 21-15-117 for any project involving

1 state capital construction assistance, fix the site of each  
2 school building and facility considering the needs of the  
3 people of each portion of the district. If the district  
4 enters into an agreement to lease buildings and facilities  
5 owned by the district and the buildings and facilities are  
6 included within the statewide database maintained by the  
7 state construction department under W.S. 21-15-123(f)(iv),  
8 the district shall, except as provided under W.S.  
9 21-15-109(c)(i)(A)(II) and (III) and (B), ensure the lease  
10 agreement requires sufficient payment from the lessee to  
11 cover expenses necessary to adequately maintain the  
12 facility or building in accordance with statewide adequacy  
13 standards prescribed by the commission. If the district or  
14 a charter school operating within the boundaries of the  
15 district enters into an agreement to lease buildings and  
16 facilities under which the district or the charter school  
17 is the lessee and the building is to be used for the  
18 provision of the required educational program within the  
19 district, the lease agreement shall require the lessor to  
20 adequately maintain the buildings and facilities in  
21 accordance with standards prescribed by the commission. The  
22 lease agreement shall separately identify the amount to be  
23 expended on the major maintenance of the building or

1 facility during the term of the lease. The amount of the  
2 total lease agreement to be expended on the major  
3 maintenance shall be accounted for and reported separately  
4 and shall not be transferred or expended for any purpose  
5 other than major maintenance of the leased building or  
6 facility. No expenditure shall be made from the funds  
7 dedicated for major maintenance of a leased facility  
8 without the approval of the district or the charter school.  
9 A district or charter school may request review of the  
10 amount to be expended on major maintenance for a lease by  
11 the school facilities division of the state construction  
12 department to determine the reasonableness of the major  
13 maintenance expense. The district shall be reimbursed for  
14 the lease payment of the district or the charter school if  
15 the square footage of the leased facility is not included  
16 within the district's total square footage for purposes of  
17 major maintenance computations under W.S. 21-15-109,  
18 subject to the following:

19

20 (B) Any payment made by the department  
21 pursuant to this paragraph for a leased building or  
22 facility shall ~~not exceed~~ be equal to the lesser of the  
23 amount of the total lease agreement or the average cost per

1 square foot to lease buildings or facilities comparable to  
2 those appropriate for public K-12 education multiplied by  
3 the ~~total~~allowable square feet leased by the district or  
4 charter school necessary to deliver the required  
5 educational program. The average cost per square foot for  
6 comparable buildings or facilities shall:

7

8 **Section 2.** This act is effective July 1, 2025.

9

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(END)