

FISCAL NOTE

This bill contains an appropriation of \$250,000 from the GENERAL FUND to the Office of State Lands and Investments.

DETAIL OF APPROPRIATION

Agency #: 060 Agency Name: Office of State Lands and Investments
Unit: 0900

EXPENDITURE BY SERIES AND YEAR	FY 2026	FY 2027	FY 2028
0900 Contractual Services Costs	\$0	\$250,000	\$0
Total Expenditure Per Year:	\$0	\$250,000	\$0
Grand Total Expenditure:	\$250,000		
Total Appropriated to Agency:	\$250,000		
Total Appropriated by Fund:			
GENERAL FUND	\$250,000		

Description of Appropriation:

This bill appropriates \$250,000 to the Office of State Lands and Investments (OSLI) for the purposes of a study on the administration and enforcement of the Wyoming Homestead Opportunity Program (WHOP). Existing staff do not currently have the knowledge, skills, or abilities necessary to administer the act. As such, a contractor will be hired to complete the study to a level that enables OSLI to acquire the resources and skills necessary to administer the program.

Additional fiscal impacts of this bill are indeterminable.

This bill requires OSLI to identify eligible parcels, develop offerings of homestead clusters, conduct surveys, environmental and cultural resource reviews, develop access easements, and create internal roads and minor improvements as necessary to create lots and clusters.

Description of Fiscal Impact:

The revenue increase generated by the sales of lots is indeterminable. Parameters place the resulting revenue, given the sale of every lot, at between \$30,000 to \$200,000 over an uncertain period. Each 10-acre lot will be sold at \$10 after the OSLI identifies 10 to 20 clusters of 300 to 1,000 lots. The period of revenue generation is uncertain due to the unknown timeline of the WHOP's preparation and implementation by OSLI.

Expenditures generated under OSLI's responsibilities under this bill are indeterminable due to factors which require the completion of the outlined study to effectively estimate expenditures such as the need for IT modifications, land surveys, roadways and other minor improvements. These duties exceed OSLI's current capacity and require the development of existing employees, new personnel, and additional information.

Wyoming homestead opportunity program.

26LSO-0325, 1.0

(This cost may be considered an administrative cost but is listed here for consistency.)

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