

**DRAFT ONLY
NOT APPROVED FOR
INTRODUCTION**

HOUSE BILL NO. [BILL NUMBER]

Leasing of government lands.

Sponsored by: Joint Corporations, Elections & Political
Subdivisions Interim Committee

A BILL

for

1 AN ACT relating to state lands; clarifying that state lands
2 may be leased for residential purposes; increasing the
3 maximum lease term for state lands; providing that the
4 leasing of state lands that border municipal boundaries
5 shall prioritize affordable housing leases to the extent
6 permissible; specifying requirements for state land leases;
7 and providing for an effective date.

8

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

10

1 **Section 1.** W.S. 36-3-102(c)(vi)(B) and 36-5-114(a),
2 (d)(intro) and by creating new subsections (e) and (f) are
3 amended to read:

4
5 **36-3-102. Duties generally.**

6
7 (c) The board shall have authority to override any
8 decision made by the director. Upon such terms and
9 conditions as shall be established by the board, in
10 addition to other powers enumerated in this section, the
11 director shall have authority to:

12
13 (vi) Determine, subject to approval of the
14 board, the best use for acquired institutional lands
15 managed by the board pursuant to W.S. 9-2-2005, 9-2-2006
16 and 9-2-2012 consistent with:

17
18 (B) Consideration of alternative uses of
19 the property which are compatible with the mission of the
20 institution including leasing of the land for residential
21 purposes as provided in W.S. 36-5-114(e); and

22

1 **36-5-114. Leasing for industrial, commercial,**
2 **residential and recreational purposes; authority; rental**
3 **fees; rules and regulations.**

4
5 (a) The board of land commissioners may lease for a
6 term of not more than ~~seventy-five (75)~~ ninety-nine (99)
7 years state lands for industrial, commercial, residential
8 and recreational purposes.

9
10 (d) The board shall promulgate rules and regulations
11 implementing policies, procedures and standards for the
12 long-term leasing of state lands for industrial,
13 commercial, residential and recreational purposes under the
14 provisions of W.S. 36-5-114 through 36-5-117, including
15 provisions requiring compliance with all applicable land
16 use planning and zoning laws and permitting the board to
17 terminate a lease for good cause shown. When the office of
18 state lands and investments initiates a request for a
19 proposed leasing of state lands, the office shall require
20 not less than thirty (30) days notice be provided:

21
22 (e) When leasing state lands for residential
23 purposes, the board shall, to the extent consistent with

1 constitutional requirements related to the administration
2 of state lands and subject to subsection (f) of this
3 section and other requirements of this article, provide a
4 priority for affordable housing projects on state lands
5 that are directly adjacent to or that directly border
6 municipal boundaries. It is in the public interest to
7 facilitate the provision of adequate, affordable housing in
8 order to promote the economic welfare of the state by
9 increasing employment, stimulating economic activity,
10 augmenting sources of tax revenue and fostering economic
11 stability.

12
13 (f) When leasing state lands the board shall, to the
14 extent consistent with constitutional requirements related
15 to the administration of state lands:

16
17 (i) Maintain traditional implicit or explicit
18 rights of the public to access public or private land
19 through the parcel along a designated path or other means
20 of access;

21
22 (ii) Classify state lands overlapping crucial
23 winter range or migration corridors formally recognized by

1 the Wyoming game and fish department as unavailable to
2 lease for residential or other purposes that may negatively
3 impact the crucial winter range or migration corridor.

4

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

6

7

(END)