HOUSE BILL NO.

Housing on 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 may be leased for residential purposes; specifying that the board of land commissioners may consider the acquisition of lands from the federal government in areas suitable for leasing for residential purposes; providing that the leasing of state lands that border municipal boundaries shall prioritize affordable housing leases to the extent permissible; and providing for an effective date.

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

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Section 1. W.S. 36-1-105, 36-3-102(c)(vi)(B) and 36-5-114(a), (d)(intro) and by creating a new subsection (e) are amended to read:

36-1-105. Exchange of land granted by federal government.

Whenever, in the judgment of a majority of the members of the board, the interests of the state will be advanced by granting, conveying or deeding to the United States of America, any lands which have been heretofore granted, selected by, and patented to the state, then, in such case said board is hereby authorized and empowered to so grant, convey and deed to the United States of America, such lands. And the president of said board, and the director are authorized and empowered to execute and deliver all necessary instruments to complete such grant, or conveyance; provided, always, that no such lands shall be so granted, conveyed and deeded, unless the United States of America shall, and will permit and allow this state to select, and have patented to it, other lands in lieu of the lands so reconveyed to the United States of America subject to W.S. 36-1-111; provided, however, that the state shall
not give both surface and mineral rights with any lands exchanged unless it receives the same from the federal government. Any land conveyed to the state by the federal government under this section shall not be required to be in the same area of the state as the lands that are exchanged to the federal government. The board may consider the acquisition of lands in areas suitable for leasing for residential purposes as provided in W.S. 36-5-114(e).

36-3-102. Duties generally.

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

(vi) Determine, subject to approval of the board, the best use for acquired institutional lands managed by the board pursuant to W.S. 9-2-2005, 9-2-2006 and 9-2-2012 consistent with:
(B) Consideration of alternative uses of the property which are compatible with the mission of the institution including leasing of the land for residential purposes as provided in W.S. 36-5-114(e); and

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

(a) The board of land commissioners may lease for a term of not more than seventy-five (75) years state lands for industrial, commercial, residential and recreational purposes.

(d) The board shall promulgate rules and regulations implementing policies, procedures and standards for the long-term leasing of state lands for industrial, commercial, residential 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. When the office of state lands and investments initiates a request for a
proposed leasing of state lands, the office shall require not less than thirty (30) days notice be provided:

    (e) When leasing state lands for residential purposes, the board shall, to the extent consistent with constitutional requirements related to the administration of state lands and the requirements of this article, provide a priority for affordable housing projects on state lands that are directly adjacent to or that directly border municipal boundaries. It is in the public interest to facilitate the provision of adequate, affordable housing in order to promote the economic welfare of the state by increasing employment, stimulating economic activity, augmenting sources of tax revenue and fostering economic stability.

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