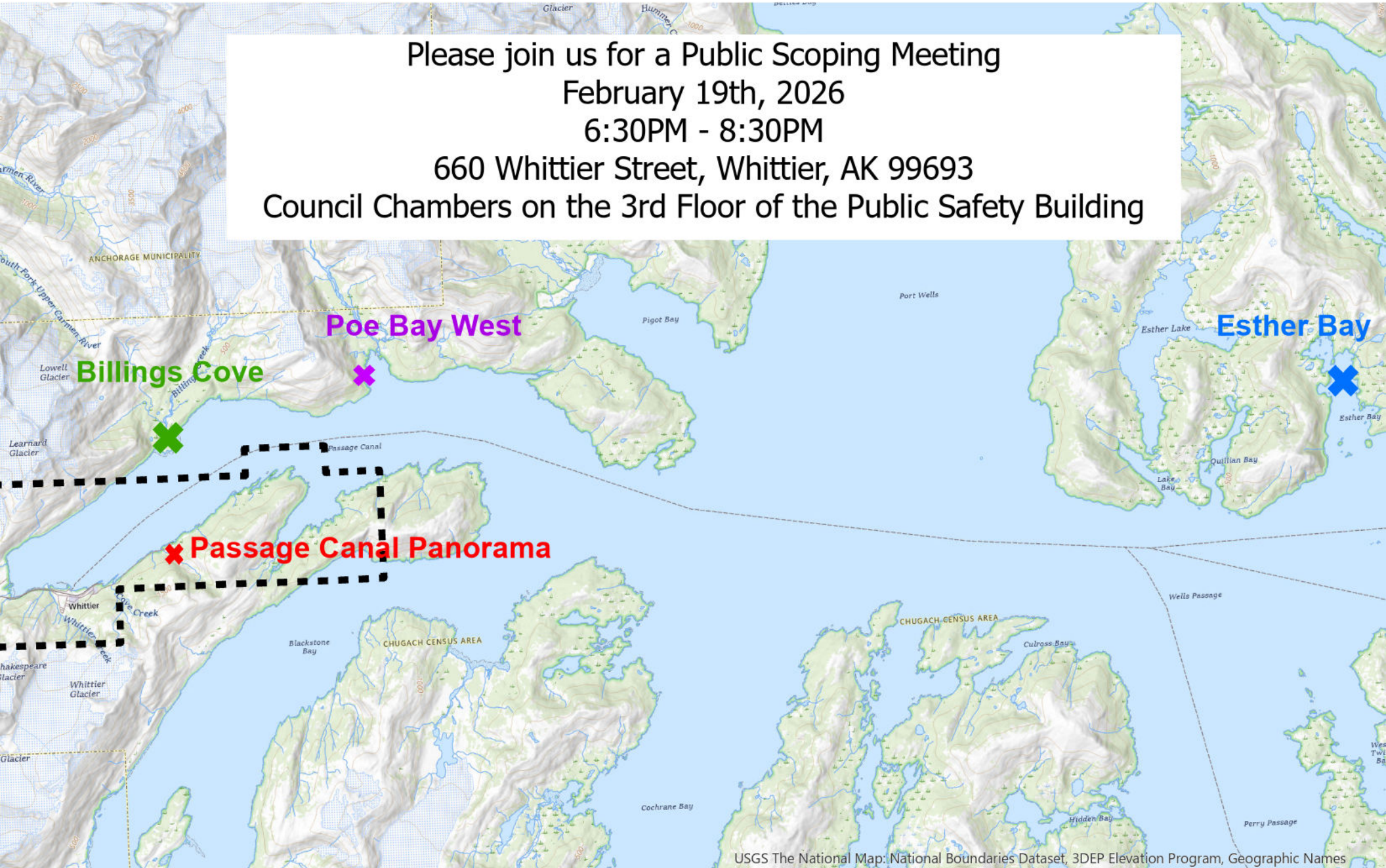



Prince William Sound Proposed Project Areas

Please join us for a Public Scoping Meeting
February 19th, 2026
6:30PM - 8:30PM
660 Whittier Street, Whittier, AK 99693
Council Chambers on the 3rd Floor of the Public Safety Building



 City of Whittier



This depiction is for illustrative purposes only. It is intended to be used as a conceptual guide and may not show the exact locations of existing parcels or show all easements and reservations. Source documents remain the official record.



STATE OF ALASKA

Department of Natural Resources
Division of Mining, Land, and Water
Land Conveyance Section

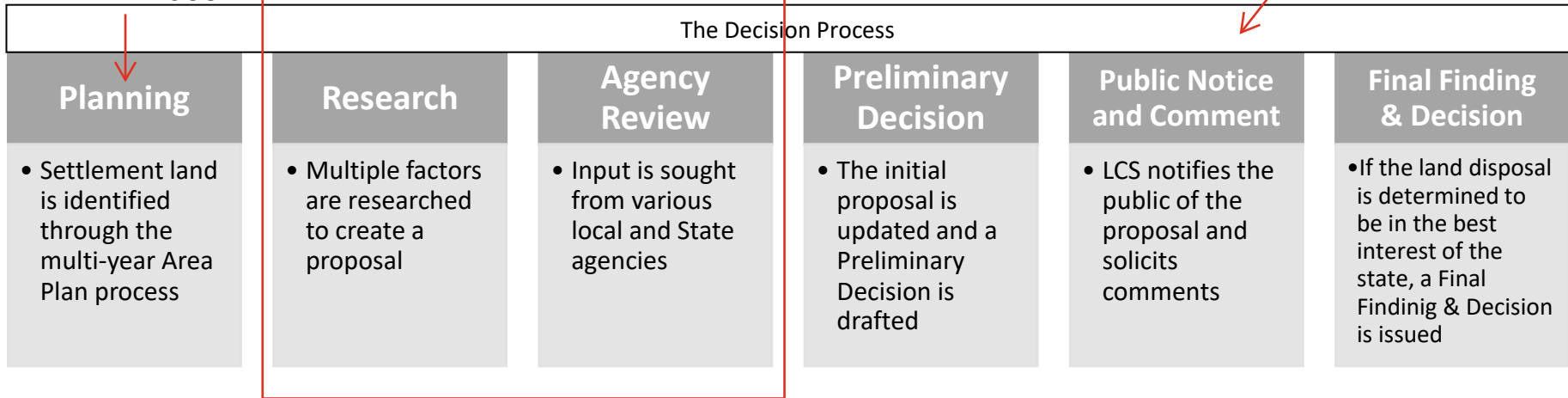
We are here!

State Land Sales Process
Subdivision Sales

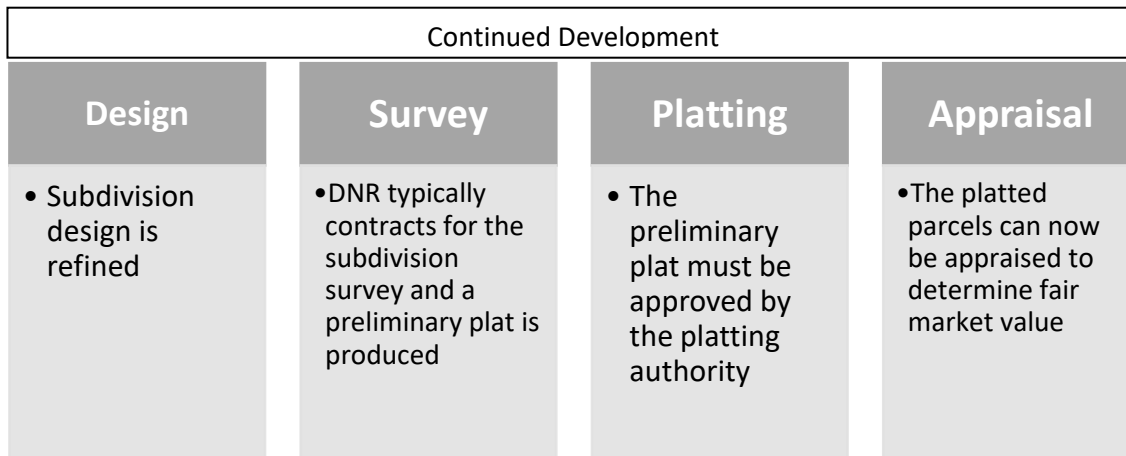
Formal Public Notice and future opportunity for comment

Done in 1988

The Decision Process



Continued Development



The completed parcels can now be offered for sale to the public. Subdivision parcel sales are typically conducted on an annual basis through a sealed-bid auction.

Department of Natural Resources

Division of Mining, Land and Water



Fact Sheet: State Land Sales Process

The Department of Natural Resources land sale project development process is a multi-year decision making process involving multiple procedural steps and points of public participation.

Planning

Land sale projects begin with a review of State land use plans to determine locations for potential land sales. Land use plans allocate state land to a variety of uses, such as agriculture, forestry, and settlement, and they specify criteria that affect potential development. The land use plan is established through a public process. It begins with land status and resource research, followed by consultation and information gathering from multiple units within DNR, other state and federal agencies, affected interest groups, and through public scoping meetings. A draft plan is then prepared and distributed for review within DNR, other state agencies, and the public. Typically, numerous public meetings are held within the land use plan region. The draft plan is almost always modified because of this public and agency review process, and a revised plan is subsequently submitted to the DNR Commissioner for adoption. State land must be classified settlement prior to sale although, DNR may identify lands for potential sale which are not classified settlement, but the classification of the land, as well as the land use plan itself, must be changed to settlement prior to sale.

Land use plans also provide management intent, guidelines, and policies for land management, usage, and development in accordance with the classifications. Land use plans provide specific recommendations and requirements for the development, design, and sale of land classified settlement.

Research

Once a project area is identified, DNR researches the applicable land use to identify the management intent, guidelines, and conditions for that project. In addition, DNR researches the physical conditions of the land (topography, soils, wetlands, etc.), land title, access, and other information. This information is compiled and presented for internal division review and sent to other state agencies for review in their field of expertise. This step is called Agency Review.

Preliminary Decision

DNR compiles the research and information gathered from the above steps and summarizes this information in a Preliminary Decision (PD). The PD is DNR's written proposed determination that the project is in the state's best interest. The PD contains information about the known conditions of the land; existing uses; proposed and existing easements and rights-of-way; proposed title reservations; lands to be retained; the proposed method of sale; and the proposed conditions of sale and development. The PD includes a summary of comments received during Agency Review and responses to those comments, a Vicinity Map, and the public comment notice. If there are any related proposed actions (such as Mineral Orders, Land Classification Orders, or Area Plan Amendments), these documents are also drafted and included with the PD.

Public Notice and Comment

DNR then notifies the public of the PD, and any related proposed actions, and invites public comment in accordance with *AS 38.05.945 Notice*. The notice includes directions on how to obtain the PD, how to submit comment, provides deadlines for public comments, and explains eligibility to appeal a final decision. The PD is posted on the State Public Notice website and the Alaska State Land Sales website. The PD may also be available at any DNR Public Information Center. Copies of the public notice are mailed to interested parties, landowners, municipalities, Native and community organizations, in the vicinity of the offering. DNR may also request posting in various other public areas or may request notification via media outlets. Social media may also be utilized to make the public notice known.

A public comment period lasts a minimum of 30 days after issuance of the PD. While DNR considers comments received after the deadline for public comments, such comments will not be directly addressed in the final decision. Depending on accessibility, timing, public interest, funding, and other factors, DNR may also hold a public meeting in communities near the offering. Public meetings offer the public an in-person opportunity to meet with DNR staff to learn and share

information about a project prior to the comment period deadline.

Final Finding

Once the public comment period has ended, DNR evaluates the comments received and considers any issues or concerns raised. If issues can be eliminated or mitigated, and if the department still believes the proposal is in the best interest of the state, DNR drafts a Final Finding and Decision (FFD) in accordance with *AS 38.05.035(e) Powers and Duties of the Director*. The FFD incorporates and revises the PD. The FFD will describe any new information or modifications to the proposal, and how DNR will proceed with the land sale. The FFD also contains the department's response to all comments received during the public comment period. If the land sale requires any related actions (such as Mineral Orders, Land Classification Orders, or Area Plan Amendments) these will be issued concurrently with the FFD. If the proposal requires a significant change, or if the scope of the project increases, DNR will revise the PD accordingly, reissue public notice, and allow additional opportunity for public comment on the amended proposal. If DNR determines that the proposal is not in the best interest of the state, a FFD is typically not issued.

Once approved, the FFD is signed and issued by DNR. Parties who submitted comment during the public comment period will receive a copy of the FFD. The FFD also contains information on appealing the decision or requesting reconsideration by the Commissioner, as applicable. The FFD will also be posted on the Alaska State Land Sales website.

Development, Appraisal, and Offering

Subdivision Sales:

If the FFD is issued, DNR may proceed with development of the project. This includes design, survey, platting, and appraisal. The project design and survey will conform to the conditions described in the FFD. DNR will typically contract for a subdivision survey. Local platting authorities, usually boroughs, provide for further public input before a preliminary plat is fixed. Once a final survey plat is complete, DNR may proceed to appraisal and sale offering. All parcels must be appraised within two years prior to offering, *AS 38.05.05.840 Appraisal*. The appraisal may be conducted by DNR or may be contracted. Parcels are then offered for sale to the public per *AS 38.05.05.045 Generally*.

Remote Recreational Cabin Sites program:

If the FFD is issued, DNR may make available a limited number of authorizations to eligible Alaskans for entry to the project area. This is done by an application and drawing process. Individuals who receive an authorization to stake a parcel will receive additional instruction on the guidelines for staking during the specified staking period. After staking, authorized participants must submit a lease application. If approved, they may lease the site for up to four years while the state surveys and appraises the property. DNR requires a rental fee for the lease and payments toward a deposit to pay for the survey and the appraisal of the leased parcel. Once the survey and appraisal are completed and approved, the lessees may convert from a lease to a sale, paying appraised fair market value for the surveyed parcel.

Both programs:

A borough/municipality typically exercises platting authority, and DNR and the contract surveyor will work with the local platting or planning departments for approval of the subdivision plat. Although borough/municipal ordinances vary, this process typically includes opportunity for public review of the action and an additional public notice and opportunity for public comment per relevant borough/municipal ordinances. In the Unorganized Borough, DNR is the platting authority and will approve any subdivision plat in accordance with state subdivision requirements.

DNR can finance the purchase of parcels offered under both programs, depending on the eligibility of the purchaser and the amount involved. Financing the purchase of state land makes buying land a possibility for most purchasers who otherwise may not be able to afford to buy undeveloped land.

For more information, visit the DNR Land Sales website at
<https://landsales.alaska.gov/>



Fact Sheet: Generally Allowed Uses

As provided in 11 AAC 96.020, the following uses and activities are generally allowed on state land managed by the Division of Mining, Land and Water (these uses and activities may be restricted in legislatively designated areas, or special management category or status as listed in 11 AAC 96.014¹). Uses listed as “Generally allowed” do not require a permit from the Division of Mining, Land and Water. Note that this list does not apply to state parks, nor to land owned or managed by other state agencies such as the University of Alaska, Alaska Mental Health Trust, Department of Transportation and Public Facilities, or the Alaska Railroad. You may need other state, federal or borough permits for these uses or activities. Permits may be required from the Army Corps of Engineers, Department of Environmental Conservation, the Environmental Protection Agency, Alaska Department of Fish and Game Habitat Division (ADF&G-Habitat). See “Special Conditions and Exceptions” section on page 3 for a list of exceptions before beginning an activity on state land.

Travel Across State Land

- **Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; traveling by horse or dogsled or with pack animals.**
- **Using a highway vehicle** with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle and a pickup truck, **or using a recreational-type vehicle off-road** or all-terrain vehicle with a curb weight of up to 1,500 pounds, including a snowmobile (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. (Curb weight means the weight of a vehicle with a full tank of fuel and all fluids topped off, but with no one sitting inside or on the vehicle and no cargo loaded. Most highway rated sport utility vehicles are within the weight limit as are most small ATVs, including a basic Argo.) Use of larger off-road vehicles over 1,500 pounds curb weight, and the off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the ADF&G-Habitat for any motorized travel in fish bearing streams.
- **Landing an aircraft** (such as a single-engine airplane or a helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.
- **Driving livestock**, including any number of reindeer or up to 100 horses, cattle, or other domesticated animals.

Access Improvements on State Land

- **Brushing or cutting a trail** less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- **Anchoring a mooring buoy** in a lake, river, or marine waters, or **placing a float, dock, boat haulout, floating breakwater, or boathouse** in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner’s parcel or otherwise has the consent of the affected upland owner. A float or dock means an open structure without walls or roof that is designed and used for access to and from the water rather than for storage, residential use, or other purposes. A boat haulout means either a rail system (at ground level or elevated with pilings) or a line attached from the uplands to an anchor or mooring buoy. A floating breakwater means a structure, such as a log bundle, designed to dissipate wave or swell action. A boathouse means a structure designed and used to protect a boat from the weather rather than for other storage, residential use or other purposes.

¹ These special use areas are listed in 11 AAC 96.014 and on the last page of this fact sheet. Maps of the areas are available online at: <http://dnr.alaska.gov/mlw/sua/>

Removing or Using State Resources

- **Hunting, fishing, or trapping**, or placement of a crab pot, shrimp pot, herring pound or fishwheel, that complies with applicable state and federal statutes and regulations on the taking of fish and game.
- **Harvesting** a small number of **wild plants, mushrooms, berries, and other plant material** for personal, noncommercial use. The cutting of trees is not a generally allowed use except as it relates to brushing or cutting a trail as provided above. Commercial harvest of non-timber forest products requires a permit (11 AAC 96.035) and harvest practices must conform to the Alaska Non-Timber Forest Products Harvest Manual for Commercial Harvest on state-owned Lands. (dnr.alaska.gov/mlw/ntfp/)
- **Using dead and down wood for a cooking or warming fire**, unless the department has closed the area to fires during the fire season.
- **Grazing** no more than five domesticated animals.
- **Recreational gold panning; hard-rock mineral prospecting or mining** using light portable field equipment, such as a hand-operated pick, shovel, pan, earth auger, or a backpack power drill or auger; or suction dredging using a suction dredge with a nozzle intake of six inches or less, powered by an engine of 18 horsepower or less, and pumping no more than 30,000 gallons of water per day. An authorization is required from ADF&G-Habitat prior to dredging in fish bearing streams.

Other Improvements and Structures on State Land

- **Setting up and using a camp** for personal, noncommercial recreational purposes, or for any non-recreational purpose (such as a support camp during mineral exploration), for no more than 14 days at one site, using a tent platform or other temporary structure that can readily be dismantled and removed, or a floathouse that can readily be moved. Moving the entire camp at least two miles starts a new 14-day period. Cabins or other permanent improvements are not allowed, even if they are on skids or another non-permanent foundation. The camp must be removed immediately if the department determines that it interferes with public access or other public uses or interests.
- **Brushing or cutting a survey line** less than five feet wide using only hand-held tools (such as a chainsaw), or setting a survey marker (setting a survey monument—a permanent, official marker—requires written survey instructions issued by the Division of Mining, Land and Water under 11 AAC 53).
- Placing a residential **sewer outfall** into marine waters from a contiguous privately owned upland parcel, with the consent of the affected parcel owners, if the outfall is within the projected sidelines of the contiguous upland parcel and is buried to the extent possible or, where it crosses bedrock, is secured and covered with rocks to prevent damage. Any placement of a sewer outfall line must comply with state and federal statutes and regulations applicable to residential sewer outfalls.
- **Placing riprap or other suitable bank stabilization material** to prevent erosion of a contiguous privately owned upland parcel if no more than one cubic yard of material per running foot is placed onto state shoreland and the project is otherwise within the scope of the U.S. Army Corps of Engineers nationwide permit on bank stabilization.

Miscellaneous Uses of State Land

- **An event or assembly of 50 people or less**, including events sponsored by non-profit organizations or a commercial event. Entry for **commercial recreation** purposes **on a day-use basis** with no overnight camps or unoccupied facilities that remain overnight, as long as the use has been registered as required by 11 AAC 96.018.
- **Recreational or other use** not listed above may occur on state land as long as that use
 - is not a commercial recreational camp or facility, (whether occupied or unoccupied) that remains overnight;
 - does not involve explosives or explosive devices (except firearms);
 - is not prospecting or mining using hydraulic equipment methods (i.e. the use of pumped or flowing water to remove overburden or move gravels);
 - does not include drilling in excess of 300 feet deep (including exploratory drilling or stratigraphic test wells on state land not under oil or gas lease);
 - is not for geophysical exploration for minerals subject to lease or an oil and gas exploration license or for seismic surveys involving the use of explosives;

- does not cause or contribute to significant disturbance of vegetation, drainage, or soil stability;
- does not interfere with public access or other public uses or interests; and
- does not continue for more than 14 consecutive days at any site. Moving the use to another site at least two miles away starts a new 14-day period.
- *does not include exploration for coal (a notice of intent to conduct exploration for coal must be filed with the DNR)

Check for Special Conditions and Exceptions!

All activities on state land must be conducted in a responsible manner that will minimize or prevent disturbance to land and water resources, and must comply with all applicable federal, state, and local laws and regulations. **By acting under the authority of this list, the user agrees to the conditions set out in 11 AAC 96.025** (a copy of these conditions are attached to this fact sheet). A person who violates these conditions is subject to any action available to the department for enforcement and remedies, including civil action for forcible entry and detainer, ejectment, trespass, damages, and associated costs, or arrest and prosecution for criminal trespass in the second degree. The department may seek damages available under a civil action, including restoration damages, compensatory damages, and treble damages under AS 09.45.730 or AS 09.45.735 for violations involving injuring or removing trees or shrubs, gathering technical data, or taking mineral resources. (11 AAC 96.145)

Remember that this list does not apply to state parks, University of Alaska lands, or Alaska Mental Health Trust lands. In addition, some areas managed by the Division of Mining, Land and Water are not subject to the full list of generally allowed uses. Exceptions may occur because of special conditions in a state land use plan or management plan (for example, a management plan may reduce the number of days that people can camp at a specific site), or by a “special use land” designation (for instance, a special use land designation for the North Slope requires a permit for off-road vehicle use). Special Use Areas are listed in 11 AAC 96.014; more information is available on the department’s website at dnr.alaska.gov/mlw/sua/. GAU’s have also been modified for the Knik River Public Use Area.

Be aware that this list does not exempt users from the permit requirements of other state, federal, or local agencies. For example, the ADF&G - Habitat may require a permit for a stream crossing or if the use will take place in a state game refuge.

Finally, this list does not authorize a use if another person has already acquired an exclusive property right for that use. For instance, it does not give people permission to graze livestock on someone else’s state grazing lease, to build a trail on a private right-of-way that the Division of Mining, Land and Water has granted to another person, or to pan for gold on somebody else’s state mining location.

Department staff can help users determine the land status of state-owned land and whether it is subject to any special exceptions or to private property rights.

For additional information, contact the Department of Natural Resources:

Anchorage/Southcentral
Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501-3561
Phone: (907) 269-8400
Fax: (907) 269-8901
dnr.pic@alaska.gov

Juneau/Southeast
Regional Land Office
PO Box 111020
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
Phone: (907) 465-3400
Fax: (907) 465-3886
sero@alaska.gov

Fairbanks/Northern
Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
Phone: (907) 451-2705
Fax: (907) 457-2706
fbx-pic@alaska.gov

Statewide TTY: 711 for Alaska Relay or 1-800-770-8973

**CONDITIONS FOR GENERALLY ALLOWED USES
(11 AAC 96.025)**

A generally allowed use listed in 11 AAC 96.020 is subject to the following conditions:

- (1) activities employing wheeled or tracked vehicles must be conducted in a manner that minimizes surface damage;
- (2) vehicles must use existing roads and trails whenever possible;
- (3) activities must be conducted in a manner that minimizes
 - (A) disturbance of vegetation, soil stability, or drainage systems;
 - (B) changing the character of, polluting, or introducing silt and sediment into streams, lakes, ponds, water holes, seeps, and marshes; and
 - (C) disturbance of fish and wildlife resources;
- (4) cuts, fills, and other activities causing a disturbance listed in (3)(A)–(C) must be repaired immediately, and corrective action must be undertaken as may be required by the department;
- (5) trails and campsites must be kept clean; garbage and foreign debris must be removed; combustibles may be burned on site unless the department has closed the area to fires during the fire season;
- (6) survey monuments, witness corners, reference monuments, mining location posts, homestead entry corner posts, and bearing trees must be protected against destruction, obliteration, and damage; any damaged or obliterated markers must be reestablished as required by the department under AS 34.65.020 and AS 34.65.040;
- (7) every reasonable effort must be made to prevent, control, and suppress any fire in the operating area; uncontrolled fires must be immediately reported;
- (8) holes, pits, and excavations must be repaired as soon as possible; holes, pits, and excavations necessary to verify discovery on prospecting sites, mining claims, or mining leasehold locations may be left open but must be maintained in a manner that protects public safety;
- (9) on lands subject to a mineral or land estate property interest, entry by a person other than the holder of a property interest, or the holder's authorized representative, must be made in a manner that prevents unnecessary or unreasonable interference with the rights of the holder of the property interest.

List of Special Use Land Designations Excluded from Generally Allowed Uses

- Alyeska Ski Resort
- Baranof Lake Trail
- Caribou Hills
- Exit Glacier Road
- Glacier/Winner Creek
- Hatcher Pass Special Use Area
- Haines State Forest
- Indian Cove
- Kamishak Special Use Area
- Kenai Fjords Coastline
- Kenai River Special Management Area Proposed Additions
- Lake Clark Coastline
- Lower Goodnews River
- Lower Talarik Creek
- Marmot Island Special Use Area
- Nenana River Gorge and McKinley Village Subd.
- North Slope Area
- Northern Southeast Area, Tidelands
- Nushagak
- Poker Flat North
- Poker Flat South
- Resurrection Bay
- Tangle Lakes Archaeological District
- Thompson Pass
- Togiak National Wildlife Refuge Shorelands
- Knik River Special Use Area



Fact Sheet: Land for Alaskans

I would like to own a parcel of land in Alaska. What programs does the State of Alaska have that would allow me to do this?

The Department of Natural Resources (DNR) has three land sale programs: Land Auctions, the Over-the Counter (OTC) Program, and the Remote Recreational Cabin Sites (RRCS) Program.

Land Auctions

Parcels offered in Land Auctions are awarded to the highest bidders. Minimum bid amounts must be equal to or greater than the minimum bid described in the offering materials. Bids are accepted online, in-person, or via postal mail. Other than commercial or agricultural sales, only Alaska residents are eligible to participate in sealed-bid Land Auctions. There is at least one Land Auction per year.

Over-the-Counter (OTC) Program

Parcels not sold during a Land Auction often become available for sale OTC. Once offered, OTC parcels are available on a first come, first served basis to qualified applicants, until sold. There are typically multiple OTC parcels available for sale, year-round, from previous land offerings. These parcels are located throughout the state and vary in size and access options. OTC parcels may first be offered after not receiving bids in the most recent auction; they are priced 30% above the appraised value for the first two weeks and 15% above for the next 2 weeks; after 4 weeks, parcels may be available at the appraised value until sold. Currently available OTC parcels and information about current or past offerings can be viewed at: <https://landsales.alaska.gov/>. Non-residents may purchase OTC parcels.

Remote Recreational Cabin Sites (RRCS) Program

The RRCS Program is a stake-it-yourself program. DNR offers authorizations to stake parcels in predetermined staking areas, and individuals apply to stake a parcel within these staking areas. Applicants may apply to stake in more than one staking area, but can only be awarded one staking authorization in one staking area per offering. If more applications are received for a staking area than authorizations available, authorizations are awarded by drawing. Successful applicants may then stake a parcel within the area in which they were awarded the authorization, in accordance with the staking guidelines. Staked parcels are then leased while DNR completes survey and appraisal, after which the parcels may be purchased. Unlike similar past programs, there is no requirement to “prove-up” on an RRCS parcel. More information about the RRCS program is available at <https://landsales.alaska.gov/>. At this time, DNR schedules an RRCS offering every other year. Only Alaska residents are eligible to participate in the RRCS Program.

DNR offers land for commercial or agricultural uses through Land Auctions and the OTC Program.

How does land become available?

Before DNR can make land available for private ownership, it must go through a public process that includes planning and classification. If the land is determined to be suitable for sale, it may be offered through one of the land sale programs described above. Survey and appraisal are required before offering land for sale. Parcels originally offered by DNR may come back to DNR through relinquishment, donation, or termination if contract or lease terms weren't followed; in these cases, once a parcel is considered marketable, the land is placed in our “potential re-offer” category, and the parcel may eventually be re-offered for sale.

Does DNR guarantee the quality of the land it offers in its land sale programs, and can I be sure that I won't get any new neighbors if I acquire a parcel of land?

No. The land is offered without any guarantees. You are strongly advised to inspect land before applying. DNR may increase the density of a previous homestead or RRCS staking area, or add new lots to a platted subdivision, so it is possible to get

new neighbors. Many of the parcels offered are not road accessible, and there may be few or no public services available, such as schools or fire protection. DNR and local governments make no commitment to provide services when these lands are sold.

Who can take part in DNR's land sales?

Participants in non-agricultural or non-commercial Land Auctions and the RRCS Program must be Alaska residents who have resided in the state for at least one-year immediately prior to either placing a bid in the auction or one-year prior to the date of the RRCS drawing. However, OTC parcels, agricultural sales, and commercial sales do not have a residency requirement. Participants in all land sale programs must be at least 18 years of age.

Does DNR finance the land it sells?

Yes. Parcels are purchased either by paying a lump sum or by entering into a sale contract with DNR. If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by land sale contract. If the purchase price minus the down payment is \$2,000 or less, the purchase price must be paid in full, and a land sale contract will not be issued. Terms of the contract were established by statute. Currently, entering into a land sale contract requires:

- A down payment of 5% of the purchase price;
- Non-refundable contract application and recording fees; and
- A contract for payment of the balance over a period of 5 to 20 years (depending on the amount financed), with interest (3% plus the prime rate).
- You will not be eligible for a purchase contract or lease with DNR if:
 - You have had a sale contract or lease administratively terminated for cause within the past three years;
 - You are currently in default for nonpayment on an existing DNR contract or lease and have yet to clear the default; or
 - You are in default for nonpayment of municipal taxes or assessments associated with a DNR contract or lease after the municipality notifies DNR of nonpayment and the department notifies the purchaser or lessee of the default.

How do I get more information on upcoming land sales?

When DNR offers land, it advertises the land offering and publishes a brochure. Auction brochures contain information about the available parcels, the minimum-opening bid, what residency requirements must be met, the bidding process, and other general information regarding the land sale. RRCS brochures will describe the staking areas, staking periods, general requirements for staking and purchasing a parcel, and base appraisal information. Digital brochures for offerings will be available in advance of land offerings at the Land Sales website, at <https://landsales.alaska.gov/>, and paper brochures may be available by request.

Is there a mailing list I can sign up for so I can be notified when the next land offering will be held?

Yes, however the notification is by email, only. Visit the Land Sales website at <https://landsales.alaska.gov/>; on the left column, click "Get Email Updates," and follow the instructions. In addition to email notifications, DNR will advertise on the Land Sales website, the Land Sales social media pages, via radio ads, and at local post offices and libraries around Alaska.

I am interested in a parcel of vacant State land. May I buy that land?

All State land must be offered through one of the land sale programs. DNR may not negotiate the sale of land to an individual. If you are interested in seeing State land offered for sale, you may request that it be included in a land auction by submitting a land nomination form. The combined fact sheet and nomination form "Nominating Land for State Land Sale Programs," is available at: <https://dnr.alaska.gov/mlw/landsales/info/fact-sheets>. DNR also accepts nominations for new subdivision or RRCS areas. There is no guarantee that nominated land will be offered, and the nomination process does not grant a preferential right to purchase.

Can't I just stake a mining claim or get a trapping cabin construction permit and get land that way?

No. Mining claims staked on State land only give miners the right to extract minerals and to use as much of the surface as they need for that extraction. Any development of a mining claim must be authorized through the permitting process and may only be used for mining purposes. A trapping cabin permit allows construction and use of a cabin on State land for temporary shelter by a qualified trapper and may only be used for trapping. Both programs require special authorizations by DNR and limit use of the land. Neither program allows land title conveyance. For more information about these

programs, contact one of DNR's Public Information Center offices listed in this fact sheet.

Are there other ways to purchase land in Alaska?

Yes. Much of the land DNR owns is more remote, but in many areas of the state, other state agencies, local governments, or the private land market may provide opportunities to purchase more accessible lands. A variety of contacts are listed below, although this list is not all-inclusive.

Additional questions about the State of Alaska's land sale programs may be directed to the following DNR offices:

DNR Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501
Phone: (907) 269-8400
Fax: (907) 269-8901
dnr.pic@alaska.gov

DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709
Phone: (907) 451-2705
Fax: (907) 457-2706
fbx-pic@alaska.gov

Division of Mining, Land & Water
Southeast Regional Land Office
P.O. Box 111020
400 Willoughby Avenue, 4th Floor
Juneau, AK 99811
Phone: (907) 465-3400
Fax: (907) 500-9011
sero@alaska.gov

Statewide TTY for offices listed above: 771 for Alaska Relay or 1-800-770-8973.

Other State of Alaska Agencies

State of Alaska
Department of Natural Resources
Alaska Mental Health Trust Land Office
718 L Street, Suite 202
Anchorage, AK 99501
Tel: (907) 269-8658
Fax: (907) 269-8905
Web Site:
<https://alaskamentalhealthtrust.org/trust-land-office/>

University of Alaska Land Management
1815 Bragaw Street, Suite 101
Anchorage, AK 99508-3438
Tel: 907-786-7766
Fax: 907-786-7733
Web Site: <http://www.ualand.com/>

Municipal, City, or Borough Lands

Municipality of Anchorage
Heritage Land Bank
PO Box 196650
Anchorage, AK 99519-6650
(907) 343-4431

Kenai Peninsula Borough
144 North Binkley
Soldotna, AK 99669
(907) 262-4441

City & Borough of Juneau
155 South Seward Street
Juneau, AK 99801
(907) 586-5240

Denali Borough
PO Box 480
Healy, AK 99743
(907) 683-1330

Ketchikan Gateway Borough
344 Front Street
Ketchikan, AK 99901
(907) 228-6625

Haines Borough
PO Box 1209
Haines, AK 99862
(907) 766-2711

Fairbanks North Star Borough
PO Box 71267
Fairbanks, AK 99707
(907) 459-1000

Kodiak Island Borough
710 Mill Bay Road
Kodiak, AK 99615
(907) 486-9300

Matanuska-Susitna
Borough
350 East Dahlia Ave
Palmer, AK 99645-6488
(907) 745-4801

Private

The Alaska Association of Realtors (1)

The Anchorage Board of Realtors (2)

741 Sesame, Suite 100

Anchorage, AK 99503

(907) 563-7133 (1)

(907) 561-2338 (2)

(Can provide a list of realtors who you may contact.)

Visit the State of Alaska Department of Natural Resources website at:

<http://dnr.alaska.gov/>



Fact Sheet: Remote Recreational Cabin Sites

In 1997, the legislature passed AS 38.05.600, a law allowing Alaskans to stake Remote Recreational Cabin Sites on state land. The Remote Recreational Cabin Sites land-offering program is somewhat like the state's open-to-entry, remote parcel and early homestead programs in the 1970's and early 1980's. The program allows an individual to stake a parcel of state land for a cabin site in a designated remote settlement area and obtain a lease for the land for a limited length of time, then purchase the land at fair market value. A few pre-surveyed cabin sites may also be offered for direct purchase.

The following is an overview of the Remote Recreational Cabin Sites program. In this discussion, the terms "parcel" and "cabin site" are interchangeable.

How does the Remote Recreational Cabin Sites program work?

Under the Remote Recreational Cabin Sites program, designated, remote settlement areas of state land are offered for do-it-yourself cabin site selection and staking. A limited number of staking authorizations are allowed in a designated staking area. During the filing period, you may apply for as many staking areas as you like. However, to let as many Alaskans participate as possible, there is a limit of one cabin site per person in each offering. If more applications are received than the number of staking authorizations available for an area, the winners will be determined by a drawing. There is a \$75 fee per application.

If your name is drawn for an area in the drawing, you will receive a staking authorization and instructions on how to stake a cabin site. This gives you the opportunity to stake a site and file a lease application during a specified staking period.

If you are eligible for the program (Alaska residents only) and followed the staking rules, you will then have the option to enter into a lease for that site.

How do I qualify?

You must be at least 18 years of age and present proof that you have been an Alaska resident for at least one year immediately before the date of your drawing application. Even if you previously obtained state land as an open-to-entry site, remote parcel, homesite, homestead, subdivision lottery parcel, or auction parcel, you are eligible to participate in the Remote Recreational Cabin Sites program.

However, a person is ineligible to participate in the program if the person:

- Held a contract or lease that was administratively terminated for cause within the past three years;
- Is currently in default for nonpayment of an agreement with the State; or
- Is currently in default for nonpayment of municipal taxes or assessments after the municipality notifies the division of nonpayment.

A land sale brochure will be available that explains the program in detail, describes the areas offered, and announces the time period for applying for a staking authorization.

What areas will be offered for staking? How do I get there?

The Department of Natural Resources (DNR) will offer areas that have been designated for remote settlement in the state's land use plans. Generally, a remote settlement area is a place that is suitable for low-density settlement. Typically, it will not be easily accessible. In some cases, additional staking will be allowed in past remote parcel and homestead offering areas. Remote Recreational Cabin Site staking areas will periodically be selected from land use plan recommendations.

Access to remote settlement areas is generally by all-terrain vehicle (ATV), snow machine, floatplane, or boat. Legal access is often reserved along all surveyed or unsurveyed section-line easements, along all public water bodies, along existing trails, and around existing surveyed parcels. Stakers

may not obstruct or prevent public access within these easements. However, legal access does not mean that a trail or road has already been developed on the easements. Under state law, the state has no legal obligation to build roads or provide services to or within these areas.

How many acres can I stake?

The minimum size for a Remote Recreational Cabin Site is 5 acres and the maximum size is 20 acres. Each staking area may have additional restrictions on parcel size and configuration. Maps provided to authorized stakers show the staking area boundaries, locations of survey monuments, and existing surveyed parcels in the area, plus any staking setbacks from water bodies or trails, water frontage limitations, public access easements, reserved areas, and exclusions. You won't be allowed to stake outside the staking area boundary, within existing surveyed parcels, or within setback areas or areas reserved for wood lots, airstrips, public use, or other uses.

What can I use the land for?

Remote Recreational Cabin Site leases allow for recreational use only. Commercial use or permanent residency is not allowed while under the lease. Once the land is under purchase contract or conveyed into private ownership, these restrictions no longer apply.

Will I have to build a cabin?

You are allowed but not required to build a cabin in order to lease or purchase the cabin site. You should contact the municipal authority for any permits or any additional required building setbacks from water bodies, lot lines and easements before constructing any structure or waste disposal system.

How long can I lease the land? What are the fees? Can I buy the land?

When submitting your completed lease application packet, there is a non-refundable lease application fee of \$240. Lease applications will be reviewed and valid applications will receive approval at the end of the staking period prior to lease issuance. The lease term will be three years with an annual rental fee of \$240. During the term of the lease, the lessee will also be making payments which will be applied to the lessee's deposit for the parcels estimated survey, platting, and appraisal costs. Together, the annual rental and the deposit payments will be paid quarterly. The portion of the payment applied toward the deposit for survey and platting, but not appraisal, will be credited towards the purchase price. The annual rental and the portion of the deposit payment for the appraisal will not be

credited towards the purchase price. The total amount of these deposits may vary from area to area. The first quarterly payment will be due on your lease effective date.

If the total deposit paid by a lessee for the cost of the estimated survey, platting, and appraisal costs does not cover the lessee's share of the cost, the lessee shall pay the balance at the time of purchase.

During the three-year lease, DNR will survey and appraise your parcel. DNR reserves the right to extend the three-year lease for one year if necessary to complete the survey and appraisal. After the survey and appraisal are completed, you will be notified of your opportunity to purchase the parcel. If your lease is in good standing, you may enter into a purchase contract with DNR or pay off the full purchase price of the parcel to receive patent.

If the lessee does not wish to purchase the parcel at the completion of the initial three-year lease period, the lease can be renewed for a single five-year term provided the lease is in good standing. Lease rental payments during this second term automatically increase to \$1,200 per year. At any time during this one-time five-year renewal, if the lease is in good standing, the lessee may enter into a purchase contract with DNR or pay off the full purchase price of the parcel to receive patent. Lease rental payments will not be credited toward the purchase price.

If the lessee does not purchase the site by the end of the second term, the lease will expire and the lessee will lose any interest in the property. The lessee must remove any improvements and personal property from the parcel. The law does not allow leases to be transferred.

How much does the land cost? Can I "prove up" by living on the site?

The land must be purchased at fair market value as of the date of entry and cannot be obtained by "proving up". A "base appraisal" of the land will be prepared for each staking area at the time the area is offered, providing approximate fair market values for hypothetical sites within the staking area. The final appraisal of the individual cabin sites using the base appraisal will occur after the sites are surveyed. This appraisal will reflect the qualities of the individual cabin site, such as length of water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry. A qualified veteran may apply for a 25% discount of the purchase price (minus survey and platting costs), if he or she has not used the discount previously. There are no other discounts on the purchase price of the parcel. The purchase price will be at least \$1,000.

Do I get the mineral rights for the property?

The State retains ownership of all oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The State and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Under common law, this access reservation is superior to any and all surface uses. The State may also lease these interests to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130). Most land disposal areas are closed to new mineral entry for such minerals as gold, copper, silver, etc.

Can state employees participate in the Remote Recreational Cabin Sites program?

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contract employer of the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process may not file an application during the last 15 days of the application filing period.

Is there a mailing list for upcoming land disposal offerings?

The department maintains a list for notification of land offerings by e-mail. Information regarding the notification service and land offerings is available at <http://dnr.alaska.gov/mlw/landsale/>. DNR also notifies the public of land offerings through public notice, news advertisement, media releases, and brochures.

Where can I get more information?

Anchorage/Southcentral
Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501-3561
Phone: (907) 269-8400
Fax: (907) 269-8901
dnr.pic@alaska.gov

Fairbanks/Northern
Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
Phone: (907) 451-2705
Fax: (907) 451-2706
fbx-pic@alaska.gov

Juneau/Southeast
Regional Land Office
P.O. Box 111020
400 Willoughby Avenue, 4th Floor
Juneau, AK 99811-1020
Phone: (907) 465-3400
Fax: (907) 465-3886
sero@alaska.gov

Statewide TTY – 711 for Alaska Relay or 1-800-770-8973