

1 HOUSE BILL NO. 131

2 INTRODUCED BY D. BEDEY

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 4 A BILL FOR AN ACT ENTITLED: "AN ACT REQUIRING THE SALE OF LEASED CABIN OR HOME SITES ON
 5 STATE WATER PROJECT LANDS IF REQUESTED BY A LESSEE OR IMPROVEMENT OWNER;
 6 PROVIDING RULEMAKING AUTHORITY; AND AMENDING SECTION 85-1-811, MCA."

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 8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:
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10 NEW SECTION. Section 1. Sale of leased cabin or home sites -- rulemaking. (1) (a) ~~The SUBJECT~~
 11 ~~TO SUBSECTION (7), THE~~ department shall make available for sale within a reasonable period of time project
 12 lands that are state land cabin or home sites on [the effective date of this act], at the request of a lessee or an
 13 improvement owner and with the consent of any mortgagee or other owner of an interest in the cabin or home
 14 site improvements. The sale must attain full market value.

15 (b) The proceeds of any sale of cabin site improvements pursuant to this part must go to the owner of
 16 record of the improvements.

17 (2) The sale of a cabin or home site is exempt from the subdivision laws, except that the development
 18 of any new or additional water supply or sewage disposal system on the property must be approved pursuant to
 19 the review procedure, fee, and other requirements of Title 76, chapter 4, part 1.

20 (3) The department may adopt rules to ensure the sales process authorized pursuant to [sections 1
 21 and 2] is orderly and attains full market value for the sale of a cabin or home site.

22 (4) On a sale of a cabin or home site, the department may:

23 (a) grant a permanent easement across state lands to secure access using current routes; or

24 (b) convey an appurtenant, nonexclusive easement to the property from the nearest public road if:

25 (i) the department has authority to grant the easement; and

26 (ii) the conveyance of the easement does not overburden a right-of-way held by the state.

27 (5) The appraised value and minimum bid for a cabin or home site must include the value of the
 28 easement granted pursuant to subsection (4).

1 (6) (a) The lessee of the cabin or home site nominated for sale has the preference to match the high
 2 bid. If the lessee matches the high bid, bidding is reopened to all bidders, with the lessee retaining the right of
 3 preference to match the ultimate high bid and be awarded the sale.

4 (b) The current lessee of the cabin or home site who initiated the sale may cancel the sale by giving
 5 notice to the department at least 10 days prior to the day of the auction. When the sale is canceled by the
 6 lessee, the lessee shall pay the costs incurred by the department for the preparation of the sale.

7 (c) For the sale of a cabin or home site, the department shall prepare and assume the cost of the land
 8 survey. The department may allow the survey to be paid for in advance by the lessee or the owner of any
 9 improvements if the survey is contracted through the department according to department specifications. If the
 10 parcel is sold but the purchaser is other than the lessee or the owner of the improvements, the cost of the
 11 survey must be included in the actual costs at closing, and the department shall refund the cost of the survey to
 12 the former lessee or the owner of the improvements.

13 (d) The department shall transfer water rights that are appurtenant to the cabin or home site to the
 14 purchaser on completion of the sale.

15 (e) The sale of a cabin or home site is exempt from the provisions of Title 75, chapter 1, parts 1
 16 through 3.

17 (f) For purposes of this section, "cabin site improvements" has the meaning provided in [section 2].

18 (7) BEFORE JANUARY 1, 2022, THE DEPARTMENT SHALL DETERMINE WHAT CABIN SITES WOULD BE
 19 ADVERSELY AFFECTED BY AN EXPANSION OF A STATE WATER PROJECT. LESSEES OF THOSE LOTS MAY NOT REQUEST
 20 THEM TO BE SOLD PURSUANT TO THIS SECTION.

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 22 NEW SECTION. Section 2. Valuation of cabin or home sites and improvements. (1) (a) Prior to
 23 the sale of project lands pursuant to [section 1], the department shall separately determine the full market value
 24 of the land and the value of the cabin site improvements existing on the land and the value of any necessary
 25 access easement across existing state lands from the nearest public road. The appraisal must be based on
 26 comparable sales of nearby existing properties with the hypothetical condition that the state parcel to be sold is
 27 accessible for all lawful purposes. The appraisal must determine the raw undeveloped value of the parcel and
 28 the value of the cabin site improvements.

1 (b) (i) In determining the values required by subsection (1)(a), the department shall establish a list of
2 at least two third-party independent appraisers available to conduct the appraisal of the land and the cabin site
3 improvements. The department shall provide a copy of the list to the cabin or home site lessee. The lessee
4 shall provide the department with a list of at least 50% of the appraisers from the department's list. The
5 department shall select the appraiser to conduct the appraisal from the list provided by the lessee.

6 (ii) The department shall assume the proportionate cost of the appraisal of the state land valuation.
7 The lessee shall assume the proportionate cost of the appraisal of the valuation of the cabin site improvements.

8 (c) The department shall disclose the results of the appraisal to the cabin or home site lessee of the
9 land for sale and shall give that lessee notice and opportunity for an administrative hearing before the
10 department to contest those valuations. The department shall review the arguments and evidence received at
11 the hearing. The department shall make a final determination on the values of the land and cabin site
12 improvements.

13 (2) (a) If the lessee consents to the terms and conditions of the proposed sale and the valuation of
14 cabin site improvements, the sale must proceed utilizing the department's final determination of the values, and
15 the lessee is obligated to transfer its interest in the cabin site improvements existing on the cabin or home site
16 lease according to the board's final determination of their value.

17 (b) Nothing in this section prohibits the lessee from accepting a price for the cabin site improvements
18 existing on the cabin or home site that is less than the department's final determination of value.

19 (3) For purposes of [sections 1 and 2], "cabin site improvements" includes but is not limited to:

- 20 (a) a home or residence;
- 21 (b) outbuildings and structures;
- 22 (c) sleeping cabins;
- 23 (d) utilities;
- 24 (e) water systems;
- 25 (f) septic systems;
- 26 (g) docks; and
- 27 (h) landscaping.

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