

INTRODUCTION

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In 1997, the legislature created the Remote Recreational Cabin Sites Program (AS 38.05.600). The program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land until the survey and appraisal are completed, and then purchase the land at market value. The parcel may only be used for recreational purposes until it is purchased.

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2012. The stakings will be in areas designated for remote settlement. Remote Recreational Cabin Sites have not been offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

Prospective applicants should become familiar with the statute, AS 38.05.600, the regulations that authorize the Remote Recreational Cabin Site program (11 AAC 67.800-.845 and applicable regulations at 11 AAC 67.005-.008). These statutes and regulations are available at most libraries, DNR Public Information Offices, and online at http://dnr.alaska.gov/commis/pic/stats_regs.htm.

This brochure is arranged to present general information about this land offering. It explains how to apply for the lottery and staking, and gives information on the survey, appraisal, lease, and purchase of a Remote Recreational Cabin Site. The brochure describes each of the 2012 staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the first offering in 2001.

How the Program Works

The following is a brief outline of the steps involved in the Remote Recreational Cabin Sites Program.

- Read the Remote Recreational Cabin Sites brochure and review the areas you are interested in.
- Personally inspect the staking areas when possible.
- Apply for a staking authorization for the area(s) you are interested in during the application period.
- Receive a staking authorization if your name is drawn during the lottery.
- Attend a staking workshop to learn about the staking and lease/purchase process.

- Stake your parcel during the designated staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- DNR will review your lease application and if approved, will issue your lease after the staking period ends. You may not begin development on your parcel until your lease is issued.
- Make 12 quarterly payments to cover the lease, survey, and appraisal costs of your staked parcel.
- The payments you make for the survey costs will be credited toward the purchase price for the appraised value of your parcel. The purchase price is the appraised value or a minimum of \$1,000 over the actual survey cost, whichever is greater.
- After survey and appraisal are complete, you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This typically occurs within three to four years.

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a previously surveyed lot. These are just a few of the important considerations you will want to keep in mind if you want to stake and acquire a remote parcel:

- *Legal* access exists but there is no guarantee that it is practical to traverse or construct a trail on.
- Travel to the staking areas may be costly and time consuming.
- Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- Construction of access and improvements may be costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land, or that the area will always remain remote in character.
- Base appraisal reports are available at the DNR Public Information Centers and online at <http://dnr.alaska.gov/mlw/landsale/>. The base appraisals can help you *estimate* the approximate value and purchase price of your parcel so that you can stake a parcel that will fit within your budget.