



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/>