

WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

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POLICY

Effective Date
March 1, 2014

Valuation of Easements on State Trust Lands

Pursuant to the Board of Land Commissioners' Rules and Regulations (Board's Rules), Chapter 3, Section 6, consideration charged for an easement upon State Trust Lands shall be on a negotiated basis, but no easement shall be granted for less than its market value.

In applying this section of the Board's Rules, the Office of State Lands and Investments (OSLI) shall conduct an analysis upon all easement applications to determine if adjacent land values and similar uses indicate a fiduciary need to forego "per rod" calculations in favor of a payment based on those adjacent values and uses or other appropriate considerations.

Further, OSLI must adhere to the explicit requirement within this Section of the Board's Rules which states; "These rules apply to all federal, state, county, municipal or other governmental agencies as well as quasi-governmental bodies or organizations the same as if they were private parties."

Authority/Justification

W.S. 36-2-107 and W.S. 36-9-118
Wyoming Board of Land Commissioners' Rules and Regulations
Chapter 3, Section 6
Wyoming Board of Land Commissioners' Action
Board Matter G-2, April 12, 2012

<u>Effective Date:</u> March 1, 2014	<u>Revision/Review Date:</u> March 1, 2019
<u>Summary of Revision/Review:</u> To Be Completed In 2019	<u>Supersedes Existing Policy:</u> Any policy and/or documentation prior to March 1, 2014