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**IDAPA 20  
TITLE 03  
CHAPTER 13**

**20.03.13 – ADMINISTRATION OF COTTAGE SITE LEASES ON STATE LANDS**

**000. LEGAL AUTHORITY.**

Following notice and hearing, and pursuant to the powers contained, inter alia, in Article IX, Section 8 of the Idaho Constitution and in Idaho Code Sections 58-104(1) and 58-304, the State Board of Land Commissioners hereby adopts these rules for administration of the cottage site leasing program. (12-7-87)

**001. TITLE AND SCOPE.**

It is the intent and express policy of the State Board of Land Commissioners in administration of cottage site leases located on state-owned lands administered by the Board, to provide for a reasonable rental income from those lands in accordance with the requirements of the Constitution of the State of Idaho. (12-7-87)

**01. Rental Determination.** It is the intent of the State Board of Land Commissioners that those rental rates be determined through market indicators of comparable land values. (12-7-87)

**002. -- 009. (RESERVED)**

**010. DEFINITIONS.**

For the purposes of these rules, unless otherwise indicated by express term or by context, the term: (7-1-93)

**01. Annual Rental.** The rental paid on or before January 1, in advance, for the following year. (12-7-87)

**02. Board.** The State Board of Land Commissioners. (12-7-87)

**03. Cottage Site.** Any state-owned lot which is leased for recreational residential purposes. (12-7-87)

**04. Department.** The Idaho Department of Lands located at 300 North 6th Street, Suite 103, Boise, Idaho, P.O. Box 83720, Boise, Idaho 83720-0050. (12-7-87)

**05. Director.** The director of the Idaho Department of Lands or his designee. (12-7-87)

**06. Lessee.** A tenant of a cottage site. (12-7-87)

**011. -- 019. (RESERVED)**

**020. SALE AND ASSIGNMENT - REQUIRED DOCUMENTATION.**

**01. Documentation of Sale.** The lessee shall provide, at their expense, to the Department the following documents concerning a cottage site sale prior to assignment of the cottage site lease. (12-7-87)

**a.** The original of the current lease or a signed and notarized Affidavit of Loss if the current lease has been lost. (12-7-87)

**02. Assignments.** A lease may only be assigned to an individual or to a husband or wife. The Board will not recognize assignments to corporations, partnerships, or companies. Leases may be assigned to and held by an estate only if one (1) individual or husband or wife are designated as the sole contact for all billing and correspondence. A lessee may only hold one (1) cottage site lease at a time. (12-7-87)

**021. -- 024. (RESERVED)**

**025. LEASE RATE DETERMINATION -- ANNUAL RENTAL.**

Annual rental shall be set by the Board from time to time as they deem necessary. (12-7-87)

**026. -- 999. (RESERVED)**

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