

20.1 The county may use any alternative method of notice under the Minnesota Rules of Civil
20.2 Procedure for the service of a summons and complaint.

20.3 (b) If the leaseholder does not purchase the parcel so offered, the county may
20.4 offer the lands for sale at public auction under the provisions of Minnesota Statutes,
20.5 section 282.01, subdivision 3. If a person other than the leaseholder purchases the parcel,
20.6 the purchaser must make payment in full to the leaseholder in the manner provided in
20.7 Minnesota Statutes, section 92.06, subdivision 4, for the value of any improvements as
20.8 determined under subdivision 3.

20.9 (c) Failure of a purchaser to comply with the terms of payment voids the sale and the
20.10 property may be reoffered for sale.

20.11 Subd. 3. **Appraisal.** (a) An appraisal must be made in accordance with Minnesota
20.12 Statutes, section 282.01, subdivision 3, except as modified by this subdivision.
20.13 Improvements that are owned by the lessee must be appraised separately.

20.14 (b) The county shall select the appraiser. The appraiser selected must meet the
20.15 minimal appraisal standards established by the federal Farmers Home Administration or
20.16 the federal Veterans Administration, and be licensed under Minnesota Statutes, section
20.17 82B.03, to appraise the property to be sold.

20.18 (c) The costs of appraisal must be allocated by the county to the lots offered for sale
20.19 and the successful purchaser on each lot shall reimburse the county for the appraisal costs
20.20 allocated to the lot purchased. If no one purchases a lot, the county is responsible for
20.21 the appraisal cost.

20.22 (d) If a leaseholder disagrees with the appraised value of the leasehold improvements,
20.23 the leaseholder may select an appraiser that meets the qualifications in paragraph (b) to
20.24 reappraise the improvements. The leaseholder must give notice of intent to object to the
20.25 appraised value of the improvements within ten days of the date of the mailing or service
20.26 of notice under subdivision 2, paragraph (a). The reappraisal must be delivered by the
20.27 leaseholder to the county auditor within 60 days of the date of mailing or service of notice
20.28 of appraised value under subdivision 2, paragraph (a), or the initial appraisal shall be
20.29 conclusive. The leaseholder is responsible for the costs of the reappraisal. If the parcel is
20.30 reappraised within the time required in this paragraph and the county and the leaseholder
20.31 fail to agree on the value of the improvements by a date set by the county, each of the
20.32 appraisers shall agree upon the selection of a third appraiser to conduct a third appraisal
20.33 that shall be conclusive as to the value of the improvements. The cost of this appraisal
20.34 must be paid equally by the county and the leaseholder.

21.1 Subd. 4. **Proceeds.** (a) Except as provided in paragraph (b), the proceeds from
21.2 the sale of land described in subdivision 1 must be deposited by the county into an
21.3 environmental trust fund as provided in Laws 1998, chapter 389, article 16, section 31,
21.4 subdivision 4, as amended.

21.5 (b) The following amounts may be withheld by a county board and not deposited
21.6 into an environmental trust fund: the costs of appraisal, abstracts, and surveys; money
21.7 received from a sale that is attributable to land owned by a county in fee; amounts paid to
21.8 lessees for improvements; and the costs of sale to lessees or other parties, including the
21.9 costs of advertising, realtors, and closing services.

21.10 Subd. 5. **Survey.** (a) Prior to offering it for sale, St. Louis County shall have each
21.11 lot surveyed by a licensed surveyor.

21.12 (b) The costs of the survey must be allocated by the county to the lots offered for
21.13 sale and the successful purchaser on each lot shall reimburse the county for the survey
21.14 costs allocated to the lot purchased. If no one purchases the lot, the county is responsible
21.15 for the survey costs. All surveying must be conducted by a licensed surveyor.

21.16 Subd. 6. **Adding lands; zoning conformance.** Any lands to be sold under this
21.17 section must be considered lots of record for zoning purposes. Whenever possible, St.
21.18 Louis County may add land to the lots offered for sale to permit conformance with zoning
21.19 requirements. The added lands must be included in the appraised value of the lot.

21.20 Subd. 7. **Roadways.** St. Louis County has the authority to designate whether
21.21 roads within minor subdivisions under the county platting and subdivision ordinance
21.22 are public or private.

21.23 Subd. 8. **Opt out; continuation of lease.** The leaseholder may elect not to purchase
21.24 the leased parcel if offered for sale under this section and instead continue in the annual
21.25 lease program with the county, not to exceed the lifetime of the leaseholder. The fee for a
21.26 lease under this subdivision shall include the amount of the estimated property tax on the
21.27 parcel if it had been returned to private ownership.

21.28 Subd. 9. **Sunset.** This section expires five years after the effective date.

21.29 **EFFECTIVE DATE.** This section is effective the day following final enactment.

21.30 **Sec. 29. PRIVATE SALE OF LAND; ST. LOUIS COUNTY.**

21.31 **Subdivision 1. Private sale of land. (a) Notwithstanding Minnesota Statutes,**

21.32 **section 373.01, or any other law to the contrary, St. Louis County may, without advertising**