



Land Department

TRESPASS

On State Tax Forfeited Lands

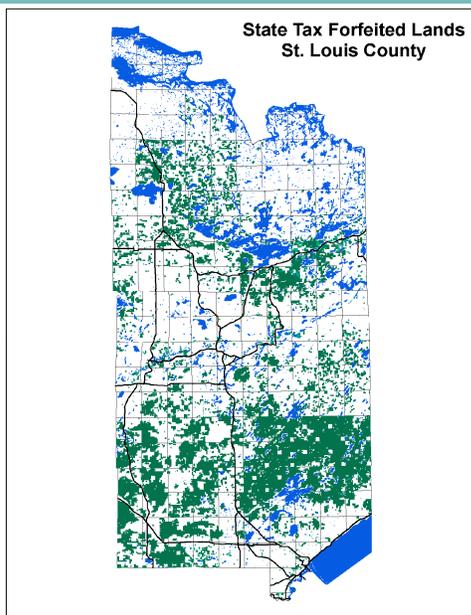
Information Guide

Mission Statement

St. Louis County Land Department's vision is to provide the optimum combination of benefits from tax forfeited lands through leadership and a commitment to a standard of excellence in the management of the Tax Forfeited Trust for the people of St. Louis County. The mission of the St. Louis County Land Department is to promote, enhance, and protect St. Louis County Tax Forfeited Trust lands by providing professional expertise in the use of sound land management principles.

Tax Forfeited Lands

The St. Louis County Land Department manages approximately 900,000 acres of State tax forfeited land for the benefit of the citizens and taxing districts of the County.



What is an Occupancy Trespass

There are several kinds of occupancy trespass, including living in a tax forfeited structure, building a structure or septic system on tax forfeited land, or using tax forfeited land for a parking lot or storage area without a valid permit or lease.

What is the Law

Whoever without a valid permit shall cut any timber upon lands owned by the State, or held in trust by the State for the counties, or remove or carry away such timber, or any other property appertaining to these lands, **or shall commit any other trespass upon these lands**, or shall induce or assist another to do so, shall be liable to the State for treble damages if the trespass is adjudged to have been willful, but liable for double damages only if the trespass is adjudged to have been casual and involuntary.

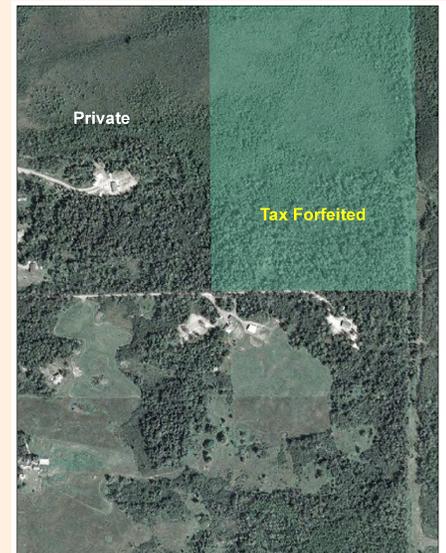
What are the Consequences

Trespass is a serious problem that is difficult to resolve. When an occupancy trespass is discovered on tax forfeited land, there is an investigation, and a trespass report is filed with the County Attorney's Office. If the trespass violation is substantiated, the trespasser will be required to remove all structures and private property from State tax forfeited land, and pay all costs associated with the trespass investigation.

Receiving a permit from St. Louis County (Planning, Health, or Public Works) does not constitute permission to build on tax forfeited land, nor does it indemnify the applicant from legal action. Landowners applying for a Land Use Permit from the Planning Department are required to sign and certify a statement indicating they are the owner or authorized agent of the owner of the property. Anyone who intentionally or unintentionally falsifies the application could see their permit invalidated; and, could be investigated for a trespass violation.

What can you do

Most unintentional trespasses occur because landowners do not know their property boundaries. Before building on your property get the proper permits, and make sure you know exactly where your property boundary is located. Maps, aerial photography, platbooks and surveys displaying tax forfeited land in the vicinity of your property are available. If you are still unsure, have your property boundary surveyed on-the-ground by a qualified professional. **Know before you build!**



Technical Assistance

St. Louis County Land Department

Government Services Center
320 West 2nd Street Rm 607
Duluth, MN 55802-1495
218-726-2606

St. Louis County Planning Department

218-725-5000

St. Louis County Land Survey

218-625-3884

www.co.st-louis.mn.us

Minnesota Surveyors Directory

<http://minnesota.uscity.net/Surveyors>