St. Louis County Lease Program

Annual newsletter from the St. Louis County Land and Minerals Department

Dear St. Louis County Leaseholder,
Greetings and Happy New Year! Our County recreation cabin lease program helps provide revenue for the County and also plays an important part in the lives of many of our leaseholders, their friends and their families. Memories made "at the cabin or shack" have spanned generations and many age brackets. We hope to continue the good relationship we have with our recreation lease holders well into the future.

Consumer Price Index (CPI) this year is: 2.63%

Looking back at 2025

St. Louis County cabin leases are normally inspected on a three year time schedule. Overall, our cabin leases are being well maintained. Thank you for taking the time to care for your lease sites.

Some common issues which may result in a warning or penalty:

Improper disposal of solid waste - Please keep garbage, debris, lumber and unused items picked up around your lease site. Any building materials, supplies or usable items should be stored inside or stacked neatly alongside a building.

Unauthorized Construction - Any additions, modifications or improvements to the structures on your lease site need to have prior approval from the Land and Minerals Department by filling out and submitting a Construction Request Form. Prior approval ensures any improvements on your lease site are in line with lease requirements before any work is done. Construction Request Forms can be obtained from any Land and Minerals office or can be found on the County website.

Licensing - *Any* boats, trailers, or ATVs licenses must be kept current. Our lease sites cannot be used for storage of broken or unlicensed vehicles, boats or trailers.

Tree Cutting - No unauthorized tree cutting or defacing or damaging of trees at lease site. Contact Virginia or Pike Lake to obtain a Dead and Down permit if there are trees threatening your structures.

**Fire Numbers* - To obtain a fire number for your lease site, please contact Kelly Johnson at 218-742-9898.
**Appeals* - If you receive a violation or penalty which you feel is in error, please submit a written letter of appeal to the Land and Minerals Department within 30 days of receiving the penalty letter. Prompt communication will help clear up any confusion or errors in our inspection process.
**Outhouses* - A permit will be needed from St. Louis County On-site Wastewater if relocating an outhouse. Contact the Pike Lake or Virginia Land and Minerals Department office for more information.

A reminder to those lessees who would like to sell and/or transfer a lease with an existing well:
Before transfer of the primary lessee, an existing well must either legally be closed by a person licensed to do so in the State of Minnesota with a copy of the well closure papers going to the Land & Minerals Department, **or** lessee must pay a one-time **$1,000 well deposit** in order to retain the well upon transfer. Please contact the Land & Minerals Department if you have any questions about new or existing wells.

May 2025 Wildfires-Jenkins Creek, Camp House, Munger Shaw

The three wildfires combined burned thousands of acres and affected many structures, including a handful of recreation leases.

Lessees have the opportunity to reduce wildfire risk at their recreation lease by removing trees and brush within 30 feet and thinning within 100 feet of their structures. Contact your local Land & Minerals office for more information about obtaining a permit before doing any cutting.

Annual lease payments - **Checks must be post-marked on or before the due date. Checks post-marked after the due date will be charged a non-negotiable late fee.** Failure to pay late fees will result in cancellation of the lease, per the lease agreement. Please pay lease payments within 30 days of bill date to avoid late fees. If you want to have your payment automatically withdrawn instead of writing a check, fill out and return the attached form.

Taxes - Keep up to date on taxes to avoid late fees and/or cancellation. Contact the Auditors office at 218-726-2383 Ext 2, for all tax related items. **They need to be contacted for address changes as well.**

NOTE: Lessees phone numbers have been provided to the Sheriff's Dept. in case of any break-ins. Lessees may also post a "No Trespassing" sign on the door of their cabin with name and phone number listed so the Sheriffs have contact information readily available.

Please contact the Land & Minerals Dept. to update your email address to ensure we have the most current information on file. Email us at *johnsonk@stlouiscountymn.gov* and include name and lease number. Many lessees are choosing to correspond by email when it comes to authorizations.

For information on deer stands, shooting lanes and food plots on Tax Forfeited Lands, please see the St. Louis County website - Lands and Minerals Department, Tax Forfeited Trust Lands, Recreational Opportunities (https://www.stlouiscountymn.gov/departments-a-z/land-minerals/tax-forfeited-trust-lands/recreation-opportunities)

Land and Minerals Department Addresses & Telephone Numbers:

Duluth: (218) 726-2606
320 W. 2nd St., Suite 302
Govt. Services Center
Duluth, MN 55802

Pike Lake: (218) 625-3700
5713 Old Miller Trunk Hwy
Duluth, MN 55811

Virginia Zone Offices:

Virginia:
(218) 742-9898
7820 Hwy 135
Virginia, MN 55792

Ely:
(218) 365-8230
35 N 3,dAve. W
Ely, MN 55731

Cook:
(218) 361-7916
New office location
9558 Ashawa Road
Cook, MN 55723

Notify the Land & Minerals Department of any change of address or phone number for the primary or joint lessee as soon as possible.