

# Trust Land Transfer

## Goal, Challenges, and Opportunities

---



ANGUS BRODIE

DEPUTY SUPERVISOR FOR STATE UPLANDS

AUGUST 6, 2021

# DNR's Goal for Trust Land Transfer

Create a program that supports managing the agency's land portfolio and serves as a mechanism to reposition lands out of trust status to other public ownerships



# Challenges

TLT is currently limited to Common School Trust

*Inter-trust exchange is required for  
non-Common School Trust parcels*

The nomination and selection processes are  
not transparent or repeatable

The program is challenged to pay for itself  
with a 1.9% cap

# Challenges continued...

The funded project list cannot always be completed as envisioned

*The Common School Construction Account receives timber estimate prior to appraisals*

There is not always a willing recipient for each parcel that would be a good fit

*Once a parcel has been transferred to DNR conservation land, there is no associated on-going Maintenance & Operations funding*

Parcels that are otherwise a good fit for the TLT program do not always meet the 80/20 'rule' target

DNR does not receive adequate funding for replacement lands

# Examples of Timber/Land Values

(80/20 'rule')

Project	County	Acres	Estimated Timber Value	Estimated Land Value	Estimated Total Value	Timber Value % of Total
Eglon	Kitsap	640	\$3,350,000	\$3,150,000	\$6,500,000	52%
Blakely Is.	San Juan	185	\$1,000,000	\$1,500,000	\$2,500,000	40%
Devil's Lake	Jefferson	370	\$4,100,000	\$1,500,000	\$5,200,000	79%
Morning Star	Snohomish	1,090	\$3,040,000	\$160,000	\$3,200,000	95%



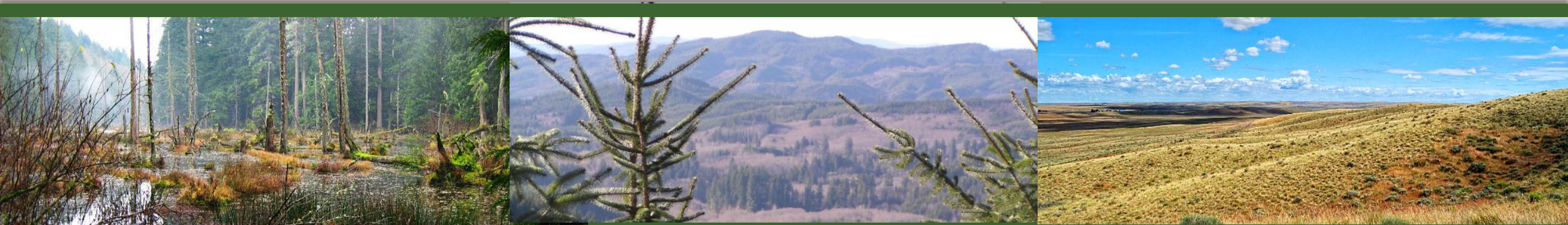
# Opportunities

## A reinvigorated DNR Trust Land Transfer Program could:

Provides a mechanism for the agency to transfer out of lands with high ecological, social, or recreational values

Provide a better way for DNR to reposition lands for higher revenue generation

Relieve the trust of some of the pressures from properties that are difficult to manage for revenue





# Opportunities continued...

Assists DNR to better manage the trusts with undivided loyalty

Strengthen and modernize the program so that it is supported and regularly funded by the legislature

Allow DNR to retain a larger portion of the TLT allotment, making those resources available for land bank purchases

Create a process that is understandable, repeatable, and broadly supported by beneficiaries and stakeholders including people and organizations who have not traditionally been part of the conversation

# Questions?

