
69th Legislature 2025 HB 931.1

| 1 | HOUSE BILL NO. 931 |
|----|---|
| 2 | INTRODUCED BY C. SCHOMER, L. BREWSTER, M. VINTON |
| 3 | |
| 4 | A BILL FOR AN ACT ENTITLED: "AN ACT CLARIFYING THAT A COMMERCIAL PURPOSE FOR THE |
| 5 | COMMERCIAL LEASING OF STATE TRUST LAND MAY INCLUDE DEVELOPMENT OF SINGLE-FAMILY |
| 6 | OR MULTIFAMILY RESIDENTIAL DEVELOPMENT UNDER A MASTER LEASE FOR THE PURPOSES OF |
| 7 | ATTAINABLE WORKFORCE HOUSING; REVISING DEFINITIONS; AND AMENDING SECTION 77-1-902, |
| 8 | MCA." |
| 9 | |
| 10 | BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA: |
| 11 | |
| 12 | Section 1. Section 77-1-902, MCA, is amended to read: |
| 13 | "77-1-902. Definitions. As used in this part, unless the context requires otherwise, the following |
| 14 | definitions apply: |
| 15 | (1) "Attainable workforce housing" has the same meaning as provided in 90-6-143. |
| 16 | (2) "Cancellation" means the cessation of a lessee's possessory rights and privileges under a |
| 17 | lease due to the lessee's breach of some term of the lease, applicable statutes, or applicable administrative |
| 18 | rules. |
| 19 | (2)(3) "Commercial lease" means a contract to use state trust land for a commercial purpose. |
| 20 | (3)(4) (a) "Commercial purpose" means an industrial enterprise, retail sales outlet, business and |
| 21 | professional office building, warehouse, motel, hotel, hospitality enterprise, commercial or concentrated |
| 22 | recreational use, single-family or multifamily residential development authorized under a lease with a master |
| 23 | lessee, including a lease executed with a nonprofit corporation for the purposes of developing attainable |
| 24 | workforce housing, and other similar business. |
| 25 | (b) The term does not include the following uses: |
| 26 | (i) agriculture; |
| 27 | (ii) grazing; |
| 28 | (iii) exploration or development of oil and gas, minerals, and resources from geothermal, wind, or |



69th Legislature 2025 HB 931.1

- 2 (iv) single-family residences, home sites, and cabin sites licensed or leased pursuant to 77-1-208;
- 3 and

11

12

- 4 (v) utility rights-of-way.
- 5 (4)(5) "Land value" is the monetary value of the land determined by an appraisal by a certified general appraiser or a department staff appraiser or by a limited valuation.
- 7 (5)(6) "Limited valuation" means estimating the land value of commercial lease land by analyzing
 8 comparable land valuations conducted within 2 years of the lease commencement date as provided by real
 9 estate appraisers, local tax assessors, local realtors, an evaluation of local market rents, or a combination of
 10 those methods.
 - (6)(7) "Termination" means the automatic completion or ending of the term of a contract according to its provisions. Upon termination, the lessee ceases to have any possessory rights or privileges under a lease."

13 - END -

