

**(2) Authorization**

The term “authorization” means a special use permit for the use and occupancy of National Forest System land by a cabin owner under the authority of the program.

**(3) Base cabin user fee**

The term “base cabin user fee” means the fee for an authorization that results from the appraisal of a lot as determined in accordance with sections 6205 and 6206 of this title.

**(4) Cabin**

The term “cabin” means a privately built and owned recreation residence that is authorized for use and occupancy on National Forest System land.

**(5) Cabin owner**

The term “cabin owner” means—

(A) a person authorized by the agency to use and to occupy a cabin on National Forest System land; and

(B) an heir or assign of such a person.

**(6) Cabin user fee**

The term “cabin user fee” means a special use fee paid annually by a cabin owner to the Secretary in accordance with this chapter.

**(7) Caretaker cabin**

The term “caretaker cabin” means a caretaker residence occupied in limited cases in which caretaker services are necessary to maintain the security of a tract.

**(8) Current cabin user fee**

The term “current cabin user fee” means the most recent cabin user fee that results from an annual adjustment to the base cabin user fee in accordance with section 6207 of this title.

**(9) Lot**

The term “lot” means a parcel of land in the National Forest System—

(A) on which a cabin owner is authorized to build, use, occupy, and maintain a cabin and related improvements; and

(B) that is considered to be in its natural, native state at the time at which a use of the lot described in subparagraph (A) is first permitted by the Secretary.

**(10) Natural, native state**

The term “natural, native state” means the condition of a lot or site, free of any improvements, at the time at which the lot or site is first authorized for recreation residence use by the agency.

**(11) Program**

The term “program” means the recreation residence program established under the authority of section 497 of this title.

**(12) Secretary**

The term “Secretary” means the Secretary of Agriculture, acting through the Chief of the Forest Service.

**(13) Tract**

The term “tract” means an established location within a National Forest containing 1 or

more cabins authorized in accordance with the program.

**(14) Tract association**

The term “tract association” means a cabin owner association in which all cabin owners within a tract are eligible for membership.

**(15) Typical lot**

The term “typical lot” means a cabin lot, or a group of cabin lots, in a tract that is selected for use in an appraisal as being representative of, and that has similar value characteristics as, other lots or groups of lots within the tract.

(Pub. L. 106–291, title VI, § 604, Oct. 11, 2000, 114 Stat. 1014.)

**§ 6204. Administration of recreation residence program**

The Secretary shall ensure, to the maximum extent practicable, that the basis and procedure for calculating cabin user fees results in a fee for an authorization that reflects, in accordance with this chapter—

- (1) the market value of a lot; and
- (2) regional and local economic influences.

(Pub. L. 106–291, title VI, § 605, Oct. 11, 2000, 114 Stat. 1015.)

**§ 6205. Appraisals****(a) Requirements for conducting appraisals**

In implementing and conducting an appraisal process for determining cabin user fees, the Secretary shall—

- (1) complete an inventory of improvements that were paid for by—
  - (A) the agency;
  - (B) third parties; or
  - (C) cabin owners (or predecessors of cabin owners),

during the completion of which the Secretary shall presume that a cabin owner, or a predecessor of the owner, has paid for the capital costs of any utility, access, or facility serving the lot being appraised, unless the Forest Service produces evidence that the agency or a third party has paid for the capital costs;

- (2) establish an appraisal process to determine the market value of the fee simple estate of a typical lot or lots considered to be in a natural, native state, subject to subsection (b)(4)(A) of this section;

(3) enter into a contract with an appropriate professional appraisal organization to manage the development of specific appraisal guidelines in accordance with subsection (b) of this section, subject to public comment and congressional review;

(4) require that an appraisal be performed by a State-certified general real estate appraiser, selected by the Secretary and licensed to practice in the State in which the lot is located;

(5) provide the appraiser with appraisal guidelines developed in accordance with this chapter;

(6) notwithstanding any other provision of law, require the appraiser to coordinate the appraisal closely with affected parties by seek-