



United States
Department of
Agriculture

Forest
Service

Mt. Hood
National Forest

Zigzag Ranger District
70220 E. Highway 26
Zigzag, OR 97049
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File Code: 2720 (123) ZIG

Date:

Dear Recreation Cabin Owner:

I'm writing to update you about the status of the Cabin User Fee Fairness Act of 2000 (CUFFA). CUFFA has important implications to you and to the permit fee for your Recreation Residence.

CUFFA was passed to ensure that the National Forest System recreation residence program is managed to preserve individual and family-oriented recreation, and to develop and implement consistent procedures for determining cabin user fees. All Zigzag Recreation Residences were appraised in 1998, but the fee adjustment process was not implemented at that time due to the delay in the passage of final CUFFA regulations.

The CUFFA regulations, directives, and appraisal guidelines have been finalized and became effective on May 3, 2006. We are entering into a two-year transition period during which cabin owners must choose from among three options for implementing the resulting fee adjustment. The two-year transition period ends on May 2, 2008. Listed below are the three options. Option 1 will automatically be used if cabin owners do not notify the Forest Service by May 2, 2008 that they wish to request that either option 2 or 3 be used.

CUFFA APPRAISAL OPTIONS

- 1) Use the market value of the typical lot as determined in the 1998 appraisal for the new base fee. If you choose this option, your new base fee will be the amount listed in a letter we sent you during January of 1999. It would be phased in over a three year period.
- 2) Request a new appraisal pursuant to provisions established according to CUFFA, or
- 3) Request a peer review by a panel of appraisers of the 1998 appraisal of the typical lot selected to represent your lot, according to procedures established under CUFFA

CUFFA requires that more than 50 percent of the cabin owners represented by a particular "typical lot" must agree before either option 2 or 3 can be pursued.



Additionally, one-half of the cost of either option 2 or 3 must be paid by the cabin owners in the group, with the remaining half to be paid by the Forest Service.

We will provide you with the names and addresses of all the other permit holders in the group of cabin owners represented by your typical lot so that you and the other cabin owners may collectively determine whether or not to select one of the three options explained above. We plan to send out that information by July 7, 2006.

If your "typical lot" group does decide to pursue option 2 or 3, a written request must be made to this office. At that point, we will provide each permit holder in the group with a standard form to document their agreement to pay one half of the cost to perform the work for the new appraisal or peer review. We would initiate the new appraisal or peer review after receipt back of those forms.

The new base fee, as determined through this process, will be phased-in starting in January of 2009 (after the end of the transition period and any peer reviews or new appraisals are completed). The new base fee will be in effect for the years of 2009, 2010 and 2011.

CUFFA also provides for shortening the appraisal cycle from the current twenty (20) years to ten (10) years, so new appraisals will take place for Zigzag Recreation Residences in 2009. The fees resulting from the 2009 appraisals will go into effect in 2012. The cost of this appraisal will be fully paid by the Forest Service.

You may view the CUFFA final regulations, directives and appraisal guidelines in the *Federal Register* via the internet at <http://www.fs.fed.us/recreation/permits>.

If you have questions regarding CUFFA or the information contained in this letter, please contact Fran Lanagan, Zigzag Recreation Residence Permit Administrator, at 503-622-3191 ext 605, or by email: flanagan@fs.fed.us.

Sincerely,

DAINA L. BAMBE
Acting District Ranger