

8.04.010 Definitions.

A. For purposes of Chapters [8.04](#) through [8.28](#) FNSBC, the following terms shall be defined to mean:

“Active volunteer” means a noncompensated *person* meeting the training, response, and participation criteria as established by each recognized first responder service, registered fire department and/or *state*-certified ambulance service. The criteria established by each department that defines *“active volunteer”* shall be on file with and be approved by the Fairbanks North Star *Borough* Emergency Operations Director.

“Borough” as used herein designates and means the Fairbanks North Star *Borough*.

“Deteriorating” or *“deteriorated area”* as used in this chapter means an area that is characterized by:

1. Unsafe, unsanitary, vacant, or overcrowded building(s);
2. Overgrown or unsightly vacant lots;
3. A significant percentage of tax delinquent *properties*; and/or
4. Economically or socially undesirable land uses.

“Disabled veteran” means a *person* who is before January 1st of the exemption year:

1. Separated from the military service of the United States under a condition that is not dishonorable who is a *resident* of the *state*, whose disability was incurred or aggravated in the line of duty in the military service of the United States, and whose disability has been rated as [50](#) percent or more by the branch of service in which that *person* served or by the United States Department of Veteran Affairs; or
2. Served in the Alaska Territorial Guard, who is a *resident* of the *state*, whose disability was incurred or aggravated in the line of duty while serving in the Alaska Territorial Guard, and whose disability has been rated as [50](#) percent or more.

“Mobile home” means a *mobile home*, house trailer, trailer coach, or similar *property* intended to be used for residential, office, or commercial purposes.

“Own and occupy” means:

1. Possession of an interest in *real property*, which is recorded in the office of the district recorder, or, if unrecorded, is attested by contract, bill of sale, deed of trust, or other proof in a form satisfactory to the Assessor; and
2. Living on that *real property* as one's primary residence.

“Permanent place of abode” means a dwelling in which the *person* resides and when absent, the dwelling is not *leased* or rented to another. This *includes* but is not limited to a *mobile home* or condominium and *includes* lots

or outbuildings, or an appropriate portion thereof, which are necessary to convenient use of the dwelling unit.

"Person" includes an individual, partnership, association, fiduciary, corporation and any other entity capable of taking and holding title to *property*.

A *"person engaged in the business of selling mobile homes"* means an entity that buys *mobile homes* to hold for sale.

"Property" as used here includes all *real property*, as described above, which may be separately assessed.

"Property used exclusively for religious purposes" includes the following *property* owned by a religious organization:

1. The residence of a bishop, pastor, priest, rabbi, minister, or religious order of a recognized religious organization;
2. A structure, its furniture, and its fixtures used solely for public worship, charitable purposes, religious administrative offices, religious education, or a nonprofit hospital;
3. Lots required by local ordinance for parking near a structure defined in subsection (2) of this definition.

"Real property" includes:

1. Land and all buildings, structures, improvements, and fixtures thereon, and appurtenances thereto;
2. *Mobile homes*, trailers, house trailers, trailer coaches, motor homes, and similar *property* used or intended to be used for residential, office or commercial purposes and attached or connected to water, gas, electric facility, or sewage facility; excepting, such vehicles which are unoccupied and held for sale by *persons* engaged in the business of selling such vehicles;
3. *Leases* and possessory interests in the above.

"Resident" means an applicant who has a fixed habitation in the *state* of Alaska for at least 185 days per calendar year and, when absent, intends to return to the *state* of Alaska.

"Senior citizen" means one who is 65 or older before January 1st of the exemption year.

B. For the purpose of determining *property* exempt under FNSBC [8.04.060\(E\)](#), the following definitions apply to terms used in [43](#) USC Section [1620\(d\)](#) unless superseded by applicable federal law:

"Developed" means a purposeful modification of the *property* from its original *state* that effectuates a condition of gainful and productive present use without further substantial modification; surveying, construction of roads, providing utilities or other similar actions normally considered to be component parts of the development process, but that do not create the condition described in this paragraph, do not constitute a *developed state* within the meaning of this paragraph; *developed property*, in order to remove the exemption,

must be *developed* for purposes other than *exploration*, and be limited to the smallest practicable tract of the *property* actually used in the *developed state*;

"Exploration" means the examination and investigation of undeveloped land to determine the existence of subsurface nonrenewable resources;

"Lease" means a grant of primary possession entered into for gainful purposes with a determinable fee remaining in the hands of the grantor; with respect to a *lease* that conveys rights of *exploration* and development, this exemption shall continue with respect to that portion of the *leased* tract that is used solely for the purpose of *exploration*. (Ord. 2016-40 § 45, 2016; Ord. 2016-18 § 2, 2016; Ord. 2014-15 § 4, 2014; Ord. 2005-26 § 3, 2005; Ord. 2003-69 § 2, 2003; Ord. 2003-67 § 2, 2003; Ord. 2003-57 § 3, 2003; Ord. 2001-67 § 2, 2001; Ord. 91-004 § 2, 1991; Ord. 85-054 §§ 2, 3, 1985; Ord. 65-35. 2004 Code §§ 3.08.010, 3.11.070.)

The Fairbanks North Star Borough Code is current through Ordinance 2023-57, and legislation passed through November 9, 2023.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[Borough Website: www.fnsb.gov](http://www.fnsb.gov)

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