

WELD COUNTY CODE

Sec. 2-2-70. - Mineral leasing policy.

A. The County owns mineral rights for approximately forty thousand (40,000) acres. The Board of County Commissioners has adopted the following mineral leasing policies:

1. Large Tract leases (5.01 acres or more)
 - a. The term of the leasing period shall be a maximum of three (3) years.
 - b. There shall be a continuation of the sealed bid process with the amendment that the top two (2) bidders and any other bidder within ten percent (10%) may participate in an auction. The opening of the sealed bids shall be held on the same day as the auction.
 - c. A bid of at least six hundred dollars (\$600.00), per mineral acre, shall be the minimum bonus amount required.
 - d. There shall be a continuation of the requirement for certified funds.
 - e. Where there is a conflict concerning the ownership of the mineral interest, the Lessee shall provide evidence of ownership to the Lessor.
 - f. Royalty interest in the production to be paid to the County shall be at least twenty-two and one-half percent (22.5%). Specific amount of royalty interest shall be set by the Board of County Commissioners prior to the bidding process.
2. Small Tract leases (up to and including 5 acres)
 - a. The term of the leasing period shall be a maximum of three (3) years.
 - b. Where there is a conflict concerning the ownership of the mineral interest, the Lessee shall provide evidence of ownership to the Lessor.
 - c. Royalty interest in the production to be paid to the County shall be twenty-two and one-half percent (22.5%) when bidding is waived, with a minimum of a twelve-hundred-dollar (\$1200.00) royalty bonus, per acre.

B. The Board of County Commissioners adopted the following policy for extending the terms of all mineral leases. The Board will extend the terms of all mineral leases, in which it is the Lessor, according to the following conditions:

1. No lease term will be extended for more than six (6) months from the original expiration date as contained in the mineral lease.
2. The Lessee shall pay to the Lessor the sum of one-third (1/3) of the original bonus amount.
3. The Lessee must pay to the Lessor the sum of two and 50/100 dollars (\$2.50), per acre leased, as delayed rental for the term of the extension.
4. The royalty will remain the same as in the original lease.

C. The terms of all mineral leases shall be stayed during the pendency of a Declaration of Emergency Disaster by the Board of County Commissioners. Such stay affects pre-production work, only, and does not alter or amend the requirement to make royalty, annual rental, or shut-in payments to the County during the pendency of the Declaration of Emergency Disaster.

(Weld County Codification Ordinance 2000-1; Weld County Code Ordinance 2007-6; Weld County Code Ordinance 2009-2; Weld County Code Ordinance [2010-10](#); Weld County Code Ordinance [2013-5](#); Weld County Code Ordinance [2014-2](#); Weld County Code Ordinance [2017-02](#); Weld County Code Ordinance [2020-10](#).)