

Navajo Land Department

Vision Statement

"Acquire, Record, Regulate, Value, and Preserve Our Sacred Navajo Lands (Diné BÍ Kéyah)"

Mission Statement

"To provide quality customer service by utilizing technology, legal authority, cultural awareness, and continuous education, to insure proper optimum use of real property for all to benefit."

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*Division of Natural Resources
Navajo Land Department*

Homesite Process



Navajo Land Department has Five Agency Offices on the Navajo Nation who assist clients in obtaining a one-acre residential lease for 75 years that provides an opportunity for families to build or mortgage a home.

A Lessee has an option to renew, assign or terminate the lease. Before obtaining a HSL, the Lessee must comply with all Federal and Navajo Environmental Laws to obtain clearances to build a home on the Navajo Nation.

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HOMESITE LEASE NN200RL FLOWCHART

EXPEDITED HOMESITE LEASE PROCESS UNDER SECTION 9

Homesite Lease

SECTION 9.00 HOMES EXISTING PRIOR TO OCTOBER 4 2016 WHICH WILL HAVE INFRASTRUCTURE FUNDED BY THE AMERICAN RESCUE PLAN ACT

9.01 These Regulations apply to any home built on the Navajo Nation prior to October 4, 2016, that currently does not have a valid homesite lease, and where the homeowner desires the installation of basic infrastructure which will be funded in whole or in part by the American Rescue Plan Act/Fiscal Recovery Fund (herein referred to as "ARPA Projects"), except for any provision of the Regulations that conflicts with this Section 9.00. "ARPA Projects" include, but shall not be limited to, bathroom additions, water, wastewater, electricity, and broadband.

9.02 Notwithstanding Section 18.08 (A) of these Regulations, an ARPA Project is authorized to proceed if the homeowner has submitted a homesite lease application to the NLD, the application fee has been paid (unless the fee has been waived in accordance with Section 9.03), and assuming the ARPA Project complies with all applicable federal and Navajo laws. A complete and/or approved homesite lease application is not required for an ARPA Project to proceed, but it is assumed that the homeowner will comply with the requirements of these Regulations so that a homesite lease will eventually be granted.

9.03 The NLD shall have the discretion to waive any fees or receipt requirements contained in Section 8.01(A) of these Regulations. This waiver does not apply to any compensation owed pursuant to 16 N.N.C. §§ 1401-1403.

9.04 Global Positioning System (GPS) and Land Survey Plat Requirements. Notwithstanding the requirements of Sections 8.01(B) and (E) of these Regulations, the following requirements apply to leases issued under this Section 9.00:

A. GPS Requirements. The NLD shall physically verify and acknowledge the homesite lease location utilizing a hand-held GPS unit by reading the Latitude/Longitude coordinates in North American Datum 1983 (NAD83), identifying the existence residence as the center point of the home site lease location, and shall write the coordinates onto the Homesite Lease Application. The Latitude/Longitude coordinates for the four corners of the homesite lease shall also be recorded, along with the Township, Range, Section, ¼ Section, Principal Meridian, Chapter, County and State. In the alternative, the NLD can request the Grazing Official or Land Board Official to verify the GPS coordinates in accordance with this Section 9.04(A).

B. Land Survey Plat. Certified land surveys should be conducted by the NLD. Private land surveyors, or other third-parties (e.g. the Navajo Tribal Utility Authority), must obtain permission to survey from the NLD. Certified land survey plats must contain a United States Geological Survey (USGS) Quadrangle Topographic Map or an Aerial Map of the location of the land survey and may have the Latitude and Longitude at the Survey Tie Points and Point of Beginning (POB), but must have all the Latitude and Longitude corners located on the survey plat. The survey plat shall be drawn on a legal size (8½ in x 14 in) document with all pertinent information of the location for example: Township, Range, Section, ¼ Section, Principal Meridian, Chapter, County, and State. All corrections of land surveys should be completed by the NLD.

1. Re-Surveys: Certain circumstances may occur that require the NLD to re-survey. These include, but are not limited to, shifting the homesite location and re-identifying the corners. The NLD may re-survey only if the NLD conducted the original certified land survey plat. If the survey that needs to be redone was conducted by a private land surveyor, that surveyor or another private surveyor must redo the survey.

9.05 Any documentation prepared for an ARPA Project (e.g. archeological clearance, biological resource clearance, land survey) can be utilized to satisfy the homesite lease application requirements of Section 8.01 and this Section 9.00 of the Regulations. Either the homeowner or any associated third-party (e.g. the Navajo Tribal Utility Authority), may submit such documentation to the NLD and the documentation will be inserted into the homesite lease application packet.

9.06 Consistent with 16 N.N.C. § 2382 of the General Leasing Regulations of 2013 and Section 10.03 of these Regulations, the NLD and any applicable Navajo Nation department or program can issue programmatic agreements or other documentation to serve as a CATEX or FONSI, in order to satisfy environmental review requirements related to a homesite lease.

9.07 The Homesite Lease Regulations Exhibits approved via Resolution RDCO-74-16 may be amended by the NLD, or any applicable Navajo Nation department or program, to incorporate the requirements of this Section 9.00.

9.08 This Section 9.00 is only valid through December 31, 2026.

HSL Application

- Applicant submits application with filing fee of \$30.00. NTUA may proceed with project.

Consent

- Grazing Official consents within the 1/2 mile radius to notify all valid permittees. NLD Department Manager can give consent after due process with Grazing Official.

NNHPD, NNDFW, GLDD

- Programmatic Agreement (CATEX, FONSI)
- CRID

Survey

- NLD Agency office plot latitude, longitude GPS coordinates.

Approved HSL

- NLD Department Manager approves lease.