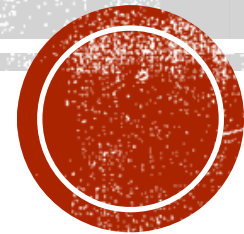


NAVAJO LAND DEPARTMENT HOMESITE SECTION

April 28, 2026



Tonia M. Sam, Program Manager I.
Navajo Nation Land Department
Division of Natural Resources



STEP 1: WHAT TO CONSIDER BEFORE APPLYING FOR A HOMESITE LEASE (HSL)?

- Is your homesite lease in a feasible location?
 1. Have you consulted with all valid Grazing Permittee(s) that reside within 1/2 a mile of your proposed HSL location?
 2. Is your proposed homesite lease within a prime grazing area?
 3. Are you in compliance with the Chapter's Community Land Use Plans (CLUP) for Residential development?
 4. Have you reviewed the biological map to insure your proposed homesite lease is within Area 3 or Area 4 (www.nnld.org)?
 - **Area 1: (RED) High Sensitive Area, recommended no development with few exceptions**
 - (will require further studies \$600 - \$1,800.00);
 - **Area 2: (PURPLE) Moderate Sensitive Area, restrictions on development to avoid sensitive species/habitats**
 - (may require additional fees \$600 - \$1,800.00);
 - **Area 3: (BLUE) Less Sensitive Area, few restrictions on development**
 - (HSBCF) from Navajo Fish & Wildlife Department (NFWD)];
 - **Area 4: (GREY) Community Development Area, encouraged development (HSBCF from NFWD);**



STEP 1: WHAT TO CONSIDER BEFORE APPLYING FOR A HOMESITE LEASE (HSL)?

5. Are you willing to pay more than \$1,000 for the Environmental Assessment, if your proposed homesite lease is located within the **RED biological High** sensitive area?
6. Is your proposed homesite lease within a flood plain area?
7. How far away is your closest neighbor?
8. Have you considered sharing utility cost?



STEP 1: WHAT TO CONSIDER BEFORE APPLYING FOR A HOMESITE LEASE (HSL)?

- Infrastructure consideration?
- 9. How far away is the **nearest power line** from your proposed homesite?
- 10. How far away is the **nearest water line** from your proposed homesite?
- 11. How far away is the **telecommunication line** from your proposed homesite?
- 12. Will you be able to get **cell services within** your proposed homesite?
- 13. Are you willing to pay **\$16,500 per mile for power line** extension, if your homesite is 1/2 mile away from developed infrastructure?
- 14. Are you willing to pay **\$8,000 per mile for waterline extension**, if your homesite is 1/2 mile away from developed infrastructure?

(Power line and Water line Extension over a 1/2 mile will require an Environmental Assessment.)



STEP 1: WHAT TO CONSIDER BEFORE APPLYING FOR A HOMESITE LEASE (HSL)?

- **Road to your home?**
- 15. How will you get to your homesite? New road?
- 16. How far is the access road to your proposed homesite lease?
- 17. Are you willing to pay for **additional environmental assessments** for your ingress and egress to your proposed homesite (all roads)? So, the chapter can provide maintenance service to your homesite?
- 18. Will you be considered a liability to the chapter during the inclement weather and **emergency situation**?



WHY DO I NEED A HOMESITE LEASE?

- Probate Estate (document)
 - They can probate/quiet title the approved HSL
- Gives Possessory Rights for Land Use and all the Improvements developed.
 - The right to improve all within the approved HSL – 1 acre.
- Allows to Enter into an Agreement with Utility Company for services.
 - Service line agreement – electricity
 - Waterline agreement
 - Etc.
- Required for receiving assistance from the Chapter/ Veteran Programs.
 - Bathroom addition
 - Roof repairs
 - Handicap ramps
 - remodeling
- Collateral for Mortgage/Financing.
 - Home loan
 - Federal mortgages



HOMESITE LEASE NN200RL FLOWCHART

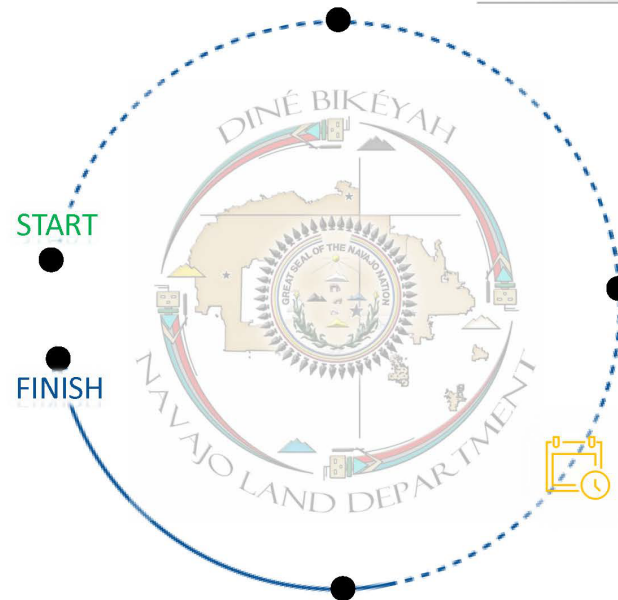
STEP 2:

CONTACT YOUR GRAZING OFFICIAL/LAND BOARD MEMBER to identify the homesite location with a handheld GPS unit. The coordinates must be recorded on FORM 2 and identify grazing permittees on FORM 3 for consent of proposed homesite.



OBTAIN HOMESITE APPLICATION from Agency Navajo Land Offices or www.nnld.org. Fill out HSL application completely with a drawn map of your proposed homesite all in **BLACK** ink.

APPROVED HOMESITE LEASE is then released to applicant after submission of first year's leasing fee of \$12.00, money order, payable to "Navajo Nation". Documents are then recorded into the Navajo Land Title Data System (NLTDS) for archiving and system retrieval.



APPLICANT RESPONSIBILITIES:

- Submit HSL Application with \$30.00 Money Order payable to the "Navajo Nation"
- Submit Homesite Biological Request Form to NLD
 - NLD will complete the Request form and send the request electronically to the Fish & Wildlife Office.
 - The applicant is responsible for submitting the \$20 Biological Clearance fee to Fish & Wildlife Office once an invoice is issued.
- Hire a Private Archaeologist to conduct a Cultural Investigation. Sent to Navajo Heritage & Historical Preservation Department to complete a Cultural Resource Compliance Form
- Hire a Certified Land Surveyor to conduct a legal survey and submit a legal survey plat to the proposed homesite to NLD.
- All clearances are then sent for Environmental Review, conducted by General Land Development Department (GLDD).

HSL PACKET IS COMPILED WITH THE FOLLOWING DOCUMENTS:

- Homesite Lease
- Certificate of Indian Blood (and Marriage License, if applicable)
- Archaeological Inventory Report Compliance Form (AIRCF)
- Biological Resource Compliance Form (HSBCF)
- Cultural Resources Compliance Form (CRCF)
- Environmental Review Letter
- Certified Legal Survey Plat and TOPO Maps

ONCE COMPLETE, PACKET IS SENT TO THE NLD DIRECTOR FOR REVIEW AND APPROVAL ON BEHALF OF THE NAVAJO NATION.



APPLICATION



CHECKLIST FOR HOMESITE LEASE (HSL) APPLICATION

Application that lacks any required information will be considered incomplete and will NOT BE ACCEPTED.

Homesite Lease Application Requirements

- 1 Please read the Eligibility Requirements before filling out the HSL Application. Applicant(s) must use blue or black ink to complete all application forms. NO WHITE OUT.
- 2 Original and up-to-date **Certificate of Navajo Indian Blood**, which can be obtained from Vital Records. Name(s), Date of Birth, census number(s) and signature(s) must correspond with the information shown on the Certificate of Navajo Indian Blood.
- 3 For joint applicants, valid **marriage license**.
- 4 **HSL Application:** Applicant must read and acknowledge Page 2 of HSL Application; **FORM 1:** Applicant must complete Page 4, Sections 1 and Coordinate with Grazing Officer/Land Board Member to complete Section 2 on page 4.
- 5 **FORM 2 - Consent Form(s):** Coordinate with grazing permittee(s) listed on the "**Field Clearance Certification**" to complete the "Consent Form(s)", if required. Obtain Grazing Official/Land Board Member signature after the grazing permittee(s) have completed the consent form.
- 6 **\$30.00 Money Order;** Made payable to "**Navajo Nation**" for HSL Application Fee. Non-refundable.

**** SUBMIT HOMESITE LEASE APPLICATION ****
- 7 **\$20.00 Payment for Biological Clearance.** Complete the Biological Request Form at the Agency Sub-Offices to be submitted to Dept. of Fish & Wildlife electronically, but the **applicant is responsible for submitting their payment to the main Fish & Wildlife Office once an invoice is issued.**
- 8 **Archaeology Inventory Report** to be performed by a private archaeologist contractor
- 9 **Certified land survey plat** to be performed by a private registered land surveyor contractor.
- 10 **Environmental Compliance Review**, requested by an Agency Engineer Technician to General Leasing Development Department.

Grazing Official/Land Board Member Responsibilities

- 1 **FORM 1 - HSL Application:** Complete Section 2 of HSL Application on Page 4. Physically verify the proposed Homesite location utilizing a hand-held Global Positioning System (GPS) unit by reading the Latitude/Longitude coordinates [North American Datum 1983 (NAD83)] identifying the center point of the proposed homesite location. Verify the biological map area/zone.
- 2 **FORM 2 - Field Clearance Certification:** Identify all grazing permittees who are directly affected and impacted by the proposed homesite location identified in Section 2 of the HSL Application. Complete Field Clearance Certification before applicant can obtain written consent from the individuals identified on the Field Clearance Certification. Verify whether proposed homesite is within Navajo forest or woodlands, an area withdrawn for community development or conflicting land use plan, 750 feet of a major highway right-of-way, a half mile of a Navajo Nation or other permanent livestock waters.
- 3 **FORM 3 - Consent Form:** After the applicant obtains written consent from the permittees listed on the Field Clearance Certification, applicant shall provide the signed Consent Form(s) to the GO for verification of signature.

Submit Completed Application to the Navajo Land Sub-Office

Navajo Land Office, Post Office Box 2179, Chinle, AZ 86503	rachel.wagner@navajo-nsn.gov	(928) 674-2061
Navajo Land Office, Post Office Box 948, Crownpoint, NM. 87313	olivia.anderson@navajo-nsn.gov	(505) 786-2376
Navajo Land Office, Post Office Box 208, Shiprock, NM 87420	rachelle.begay@navajo-nsn.gov	(505) 368-1120
Navajo Land Office, Post Office Box 3309, Tuba City, AZ 86045	stso@nnd.org , tbegay@nnd.org	(928) 283-3194/95
Navajo Land Office, Post Office Box 2249, Window Rock, AZ 86515	athompson@nnd.org , tsam@nnd.org	(928) 871-6523

Homesite Lease Regulations and HSL Application can be downloaded for Free on the Navajo Land Department website: www.nnd.org.





CHECKLIST FOR HOMESITE LEASE (HSL) APPLICATION

Application that lacks any required information will be considered incomplete and will NOT BE ACCEPTED.

STEP 3: APPLICATION

Homesite Lease Application Requirements

- 1 Please read the Eligibility Requirements before filling out the HSL Application. Applicant(s) must use blue or black ink to complete all application forms. NO WHITE OUT.
 - 2 Original and up-to-date **Certificate of Navajo Indian Blood**, which can be obtained from Vital Records. Name(s), Date of Birth, census number(s) and signature(s) must correspond with the information shown on the Certificate of Navajo Indian Blood.
 - 3 For joint applicants, valid **marriage license**.
 - 4 **HSL Application**: Applicant must read and acknowledge Page 2 of HSL Application; **FORM 1**: Applicant must complete Page 4, Sections 1 and Coordinate with Grazing Officer/Land Board Member to complete Section 2 on page 4.
 - 5 **FORM 2 - Consent Form(s)**: Coordinate with grazing permittee(s) listed on the "**Field Clearance Certification**" to complete the "Consent Form(s)", if required. Obtain Grazing Official/Land Board Member signature after the grazing permittee(s) have completed the consent form.
 - 6 **\$30.00 Money Order**; Made payable to "**Navajo Nation**" for HSL Application Fee. Non-refundable.
- ***** SUBMIT HOMESITE LEASE APPLICATION *******
- 7 **\$20.00 Payment for Biological Clearance**. Complete the Biological Request Form at the Agency Sub-Offices to be submitted to Dept. of Fish & Wildlife electronically, but the **applicant is responsible for submitting their payment to the main Fish & Wildlife Office once an invoice is issued.**
 - 8 **Archaeology Inventory Report** to be performed by a private archaeologist contractor
 - 9 **Certified land survey plat** to be performed by a private registered land surveyor contractor.
 - 10 **Environmental Compliance Review**, requested by an Agency Engineer Technician to General Leasing Development Department.



STEP 3: APPLICATION

Grazing Official/Land Board Member Responsibilities

- 1 **FORM 1 - HSL Application:** Complete Section 2 of HSL Application on Page 4. Physically verify the proposed Homesite location utilizing a hand-held Global Positioning System (GPS) unit by reading the Latitude/Longitude coordinates [North American Datum 1983 (NAD83)] identifying the center point of the proposed homesite location. Verify the biological map area/zone.
- 2 **FORM 2 - Field Clearance Certification:** Identify all grazing permittees who are directly affected and impacted by the proposed homesite location identified in Section 2 of the HSL Application. Complete Field Clearance Certification before applicant can obtain written consent from the individuals identified on the Field Clearance Certification. Verify whether proposed homesite is within Navajo forest or woodlands, an area withdrawn for community development or conflicting land use plan, 750 feet of a major highway right-of-way, a half mile of a Navajo Nation or other permanent livestock waters.
- 3 **FORM 3 - Consent Form:** After the applicant obtains written consent from the permittees listed on the Field Clearance Certification, applicant shall provide the signed Consent Form(s) to the GO for verification of signature.



ELIGIBILITY REQUIREMENTS

HOMESITE APPLICATION FORM

Page 2 of 6

ELIGIBILITY REQUIREMENTS

- 1 The Navajo Nation shall not deny an application for a homesite lease based on the applicant's sex, religious association, clan membership, political philosophy, personal grudges, chapter affiliation, income, education, public or private status, or tribal affiliation so long as the applicant meets all requirements required by law.
- 2 Applicant(s) must be over 18 years of age.
- 3 An applicant can apply for only one homesite lease, with such withdrawal limited to one (1) acre or less of tribal trust or fee land, excluding withdrawals of lands for residential subdivisions and other types of withdrawals, pursuant to 2 N.N.C. § 501.
- 4 Applicant must be an enrolled member of the Navajo Nation, however, a non-member of the Navajo Nation who is legally married to an enrolled member of the Navajo Nation may be eligible through joint husband-wife application, with proof of such legal marriage, by issuance of a valid marriage license under the laws or jurisdiction of the Navajo Nation or any State.



ACKNOWLEDGEMENT

I, (We), acknowledge and understand the homesite lease restrictions and conditions set forth by

1. A Homesite Lease is intended for residential purposes only. All other non-residential uses are prohibited.
2. Homesite lease area shall not be used as a business site, mission site, grazing permit, bingo hall, dance hall, abandoned vehicle storage, or any fund raising activities. Lessee may not charge rent, sublease, lease or act as a landlord within a homesite lease premises.
3. Applicants shall not disturb or commence construction activities on the proposed site until the applicant receives an approved homesite lease. Be advised the Federal Laws may restrict or null application.
4. Homesite lease may be fenced to avoid disputes; animal control; and for ingress and egress.
5. A finalized homesite lease is required prior to transporting mobile homes onto the Navajo Nation and a transportation permit must be obtained from the Navajo Land Department for a fee before any mobile homes enter the Navajo Trust or Fee Land.
6. Lessee shall maintain the lease premises in a safe and sanitary condition. All solid waste, hazardous waste materials such as non-operational vehicles, barrels, etc., must be disposed at approved sanitary landfill or transfer station. Lessee shall present a good appearance both inside and outside of the lease premises.
7. The Lessee's finalized Homesite Lease shall be available upon full payment of one (1) year (\$12 annual payment) payable in money order to the Navajo Nation and shall be paid at the Navajo Land Department.
8. A homesite application is not a homesite lease, therefore, it is not transferable by assignment or court order.
9. Lessee shall not use or cause to be used any part of the homesite lease premises for any unlawful conduct or purpose, including but not limited to bootlegging, gaming, and other illegal drug activities. Any illegal activities conducted on the homesite lease premises shall be considered a breach of the terms of the homesite lease.
10. Burials sites are prohibited within the homesite lease premises. See Resources Resolution No. RCD-216-99.
11. Livestock and corrals are prohibited within the homesite lease premises.
12. Homesite leases cannot be sold, but may be transferred or assigned to another qualified homesite lease applicant through the NLD. For such transfers or assignments, the permanent improvements must be sold to the transferee or assignee at fair market value, subject to the terms of any mortgage(s). For the sale of permanent improvements located on a homesite lease, such sales must also include the transfer or assignment of the homesite lease where the improvement is located.
13. Is the proposed homesite lease within a designated 750 feet corridor of a highway from the Right-of-Way.

Applicant

Date

Applicant

Date

ACKNOWLEDGMENT



FOR JOINT APPLICANTS ONLY (CHOOSE ONLY ONE)**Joint Tenancy with Right of Survivorship:**

Initial Property held by two persons jointly, with equal rights to possession and enjoyment during their lives. Under the doctrine of survivorship, the entire estate, upon the death of one of the joint tenants, goes to the survivor without the need to probate the descendant's estate. This shall not apply to married couples involving a Non-Navajo spouse. **NO PROBATE REQUIRED, HOMESITE GOES TO SURVIVING PERSON.**

Tenancy in Common:

Initial Property held by two persons jointly, with equal rights to possession and enjoyment during their lives. However, unlike joint tenancy, when one co-tenant dies, the surviving co-tenant does not succeed to the decedent's interest. Rather, the decedent's fractional interest in the property must be probated. **PROBATE REQUIRED, COURT WILL MAKE DECISION, ATTORNEY FEES INVOLVED.**

Community Property:

Initial Any property that is acquired by husband or wife during a marriage that is not separate or gift property to either the husband or wife. Community property principles will govern the distribution of the marital property upon dissolution of marriage in a fair and just manner, and may govern distribution of property upon the death of one spouse in accordance with 9 N.N.C. § 205. **PROBATE REQUIRED, COURT WILL MAKE DECISION, ATTORNEY FEES INVOLVED.**

JOINT APPLICANTS ONLY



JOINT APPLICANTS ONLY

The above mentioned cotenancy has been explained to us. We acknowledge and understand the difference.

Signed this _____ day of _____, 20____.

Applicant Signature

Census Number

Applicant Signature

Census Number



FORM 1: PAGE 4 OF 6

FORM 1

HOMESITE APPLICATION FORM
NAVAJO LAND DEPARTMENT

Page 4 of 6

EXHIBIT "C"

■ APPLICANT(S)

FOR OFFICE USE ONLY

HSL Application Form	<input type="checkbox"/>	Consent Form (s)	<input type="checkbox"/>	Cultural Resources Compliance Form	<input type="checkbox"/>
Certificate of Indian Blood / ID	<input type="checkbox"/>	GPS/UTM Coordinates	<input type="checkbox"/>	Environmental Review Letter	<input type="checkbox"/>
Marriage License	<input type="checkbox"/>	Certified Land Survey Plat	<input type="checkbox"/>	Biological Resource Clearance Form	<input type="checkbox"/>
Non-Refundable \$30.00 Filing Fee	<input type="checkbox"/>	Topographic Map	<input type="checkbox"/>	Reviewed by: _____	
Field Clearance Certification	<input type="checkbox"/>	Archaeology Inventory Report	<input type="checkbox"/>	Date: _____	

SECTION 1

I, (We) hereby apply for one (1) acre or less of Navajo Tribal Land for a homesite lease from the Navajo Nation for the purpose of developing a private dwelling for the term of seventy-five (75) years with option of renewal.

(Pursuant to CIB)

NAME: _____ CENSUS NO. _____ DOB: _____

NAME: _____ CENSUS NO. _____ DOB: _____

ADDRESS: _____

TELEPHONE NO.: () _____ CELL: () _____

MESSAGE: () _____ EMAIL ADDRESS: _____

CHAPTER: _____ AGENCY: _____

COUNTY: _____ STATE: _____

GRAZING DISTRICT: _____



GRAZING
OFFICIAL
OR
LAND BOARD
MEMBER

SECTION 2 - Grazing Officer/Land Board Member Responsibilities

Draw detailed map showing the location and direction to the proposed homesite. EXAMPLE: Milepost; State/County/Navajo Route #'s; Chapter House; Neighbors House/Hogan; Color of Structure(s), etc.

Biological Map Zone:	
BLUE/Area 3	<input type="checkbox"/>
GRAY/Area 4	<input type="checkbox"/>

Datum: _____ Latitude: N Degree: _____ Minutes: _____ Second(s): _____
NAD 83 Longitude: W Degree: _____ Minutes: _____ Second(s): _____



ACKNOWLEDGEMENT

Grazing Official / Land Board Member

Date



RESPONSIBILITIES

- **SECTION 16.00 GRAZING OFFICIAL and LAND BOARD OFFICIAL RESPONSIBILITIES**

- 16.02 Field Clearance Certification FORM 2: The GO/LBO shall be responsible for identifying and acknowledging all valid grazing permittees who have interests within one-half $\frac{1}{2}$ mile of the proposed homesite lease location, which is directly affected and impacted by the proposed Homesite identified in Section 2 of the Field Clearance Certification FORM 2.
- 16.06
 - B. The GO/LBO shall verify the proposed homesite lease is not within 750 feet of a major highway right-of-way by actual inspection of the site and coordinating with NLD. If the proposed homesite is within 750 feet of a major highway right-of-way, the GO/LBO shall inform the applicant to move beyond the 750 feet corridor or find an alternate site pursuant to 14 NNC § 1200. Chapter: Zoning Sides of Highways and NNC Resolution CM-9-50).



GRAZING
OFFICIAL
OR
LAND BOARD
MEMBER

FORM 2

FIELD CLEARANCE CERTIFICATION

To be completed by the Grazing Official / Land Board Member

(THIS IS NOT A CONSENT FORM)

Page 5 of 6

EXHIBIT "D"

SECTION 1 - Grazing Officer/Land Board Member Responsibilities

I, _____, Grazing Official / Land Board Member of Grazing Management District,
_____ community of _____ Chapter have identified the following individuals as land
use or grazing permittee(s) who directly affected by the proposed homesite development as illustrated and proposed by the following
homesite applicant(s):

FIRST NAME

SECOND NAME

Homesite Applicant
(Print Name)

Homesite Applicant
(Print Name)



FORM 2 PAGE 5 OF 6



- GRAZING OFFICIAL OR LAND BOARD MEMBER

SECTION 2 - Grazing Officer/Land Board Member Responsibilities

According to my records and to the best of my knowledge, the list of the affected permittee(s) referenced includes all of the permitted land users who are directly affected / impacted by the proposed homesite development and reside within a 1/2 mile of the proposed site.

	NAME	CENSUS NO.	GRAZING PERMIT NO.
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____

ALL OF THE PERMITTED LAND USERS WHO ARE DIRECTLY AFFECTED/IMPACTED BY THE PROPOSED HOMESITE DEVELOPMENT WITHIN ½ MILE OF THE PROPOSED SITE



GRAZING OFFICIAL OR LAND BOARD MEMBER

SECTION 3 - Grazing Officer/Land Board Member Responsibilities

- 1 Proposed Homesite is within the Navajo Partition Land (NPL):
- 2 Proposed Homesite is within Navajo fee land:
- 3 Are there any improvements(s) on the proposed homesite?
Roads: Trails: Power Line: Waterline: Others: _____
- 4 Is there a permanent structure on the proposed site (*House*)? YES NO
- 5 If yes, when was the house built? _____ (Year)
- 6 Does the applicant now live in the house? YES NO
- 7 Is the proposed homesite within a designated 750 feet corridor of the highway from the right-of-way? If yes, applicant must select a new site.
- 8 Is the proposed homesite within an area withdrawn or otherwise obligated for community development purposes or otherwise in conflict with a local land use plan and/or ordinance? If yes, applicant must select a new site.
- 9 Is the proposed homesite within the Navajo forest or woodlands? If yes applicant to contact the Navajo Nation Forestry Department and obtain an approval letter.
- 10 Is the proposed homesite within a half mile of a Navajo Nation or other government developed permanent livestock water? If yes applicant to select a new site or request written authorization from District Grazing Committee.
- 11 Is the proposed homesite within a farm plot or areas with Agricultural Land Use Permits? If yes, applicant must select a new site.

Grazing Official / Land Board Member

Date



FORM 3 PAGE 6 OF 6

GRAZING
OFFICIAL
OR
LAND BOARD
MEMBER
&
VALID PERMITTEE
HOLDER (sign or
thumb) w. witness

FORM 3 CONSENT FORM Page 6 of 6 EXHIBIT "E"

CONSENT FORM FOR NAVAJO TRUST / FEE LAND

I, _____ hereby grant consent to the Navajo Nation to _____ and _____ to lease one (1) acre or less of Navajo Tribal Land within my permitted grazing land use area for residential and infrastructure (waterline, electrical powerline extension, gas line, sewer, telephone) development, including ingress and egress, purposes as illustrated and acknowledged by the Grazing Official/Land Board Member on Section 2 of the Homesite Lease Application FORM 1.

I further waive any rights I have to be compensated for the diminishment in value of my permitted grazing land use rights as a result of the proposed homesite, ingress and egress, easements and rights-of-way for infrastructure services line development. I further waive any rights I may have to contest my consent.

Signed this _____ day of _____, 20____.

X _____ Permit Holder's Signature _____ Census # _____

Grazing Permit No.: _____ Date of Issue: _____

Thumbprint _____ Right Left

WITNESS: _____

ACKNOWLEDGED:

Grazing Official / Land Board Member Date Chapter

RDCO-74-16-10/04/2016 54

FORM 3

CONSENT FORM

Page 6 of 6
EXHIBIT "E"

CONSENT FORM FOR NAVAJO TRUST / FEE LAND

I, _____ hereby grant consent to the Navajo Nation to _____ and _____ to lease one (1) acre or less of Navajo Tribal Land within my permitted grazing land use area for residential and infrastructure (waterline, electrical powerline extension, gas line, sewer, telephone) development, including ingress and egress, purposes as illustrated and acknowledged by the Grazing Official/Land Board Member on Section 2 of the Homesite Lease Application FORM 1.

I, further waive any rights I have to be compensated for the diminishment in value of my permitted grazing land use rights as a result of the proposed homesite, ingress and egress, easements and rights-of-way for infrastructure services line development. I further waive any rights I may have to contest my consent.

Signed this _____ day of _____, 20____.

X _____
Permit Holder's Signature

Census #: _____

Grazing Permit No.: _____
Date of Issue: _____

Thumbprint _____

Right
 Left

WITNESS: _____

ACKNOWLEDGED:

Grazing Official / Land Board Member

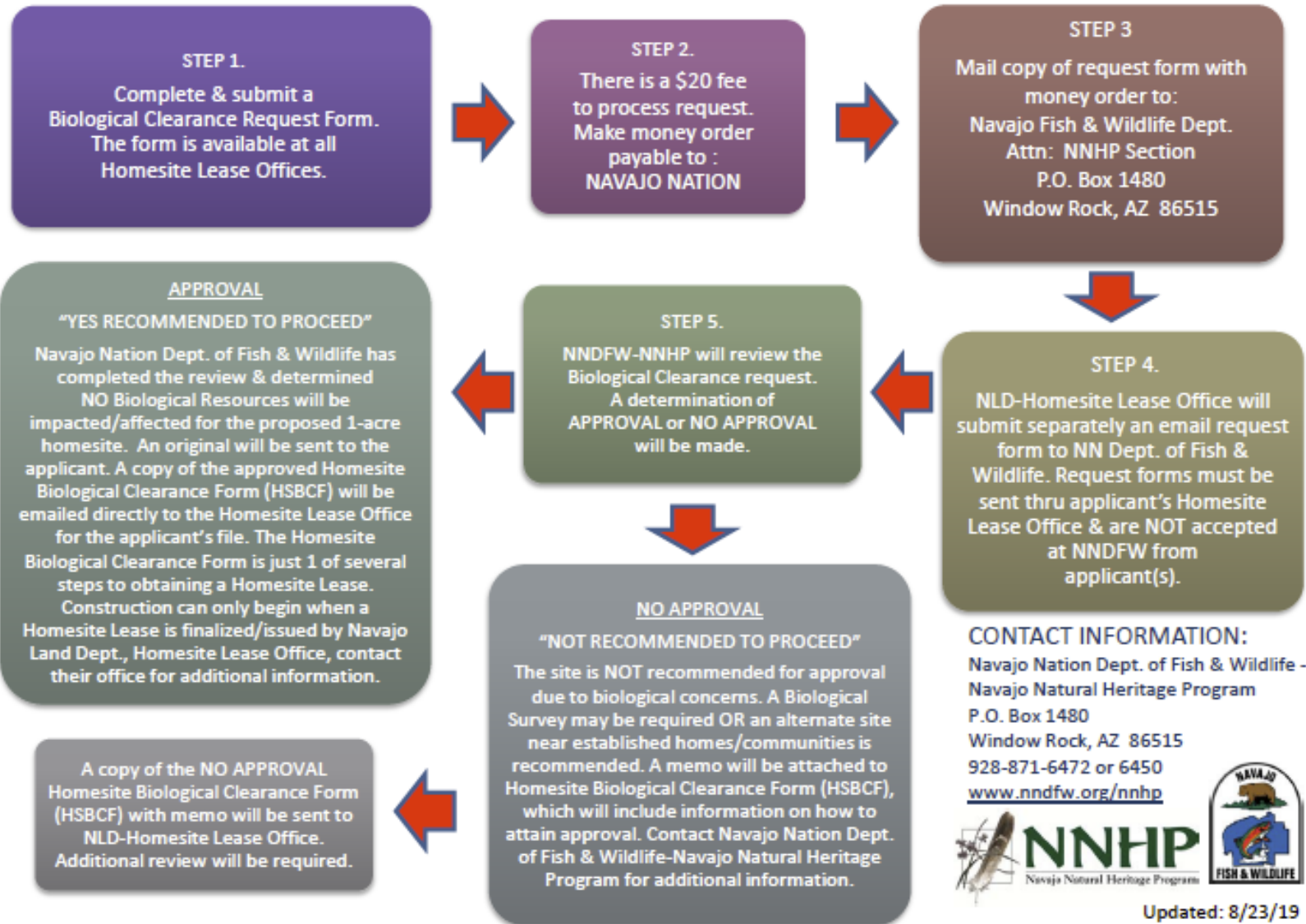
Date

Chapter



FISH & WILDLIFE

NAVAJO NATION DEPT. OF FISH & WILDLIFE HOMESITE BIOLOGICAL CLEARANCE PROCESS



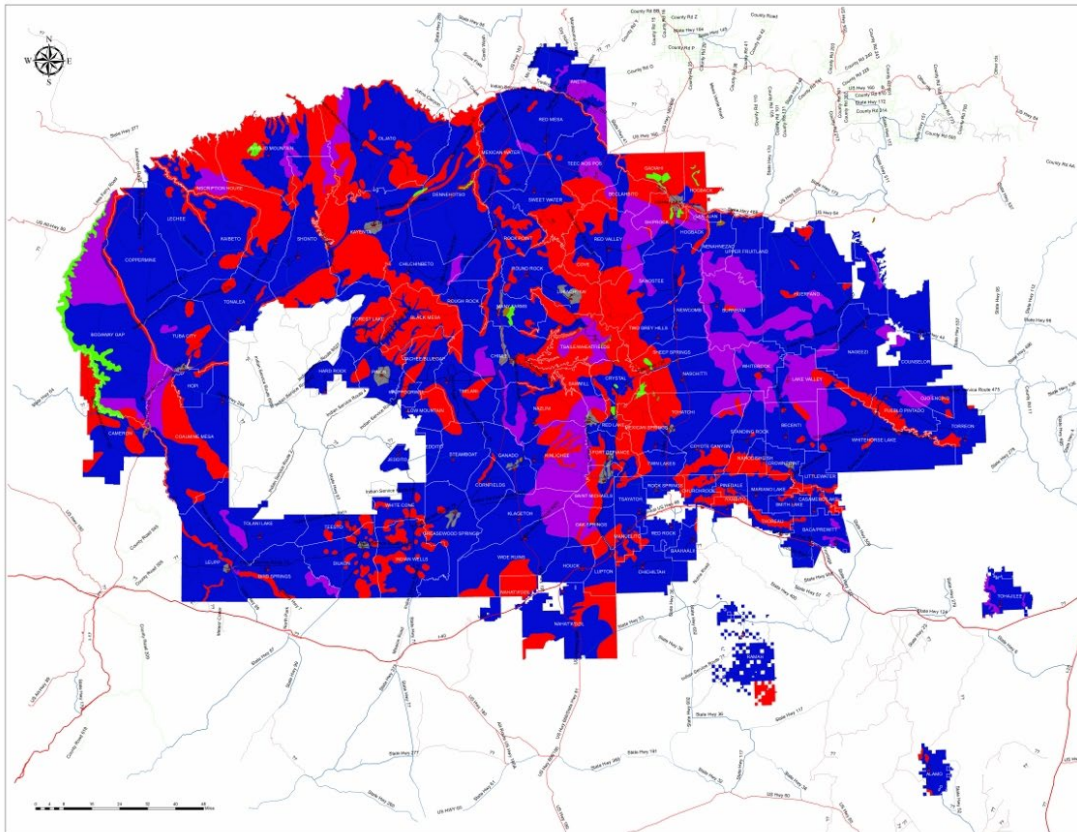
REQUEST FORM



- REQUEST FORM - HOMESITE BIOLOGICAL CLEARANCE FORM (HSBCF)



IMPORTANT: Homesite Lease Office submits packet to NNDFW by email.
Applicant sends copy of this form with payment to Navajo Fish & Wildlife Dept.



RCP Map

- Area 1: (RED) High Sensitive Area/ may require further studies (\$600 - \$1,800.00);
- Area 2: (PURPLE) Moderate Sensitive Area (may require additional fees \$600 - \$1,800.00);
- Area 3: (BLUE) No impact area [Biological Resources Compliance Form (HSBCF) from Navajo Fish & Wildlife Department (NFWD)];
- Area 4: (GREY) No impact area (HSBCF from NFWD);

HOMESITE LEASE APPLICANT INFORMATION:

FIRST NAME/LAST NAME: _____		
MAILING ADDRESS: _____		
CITY, STATE, ZIP: _____		
PHONE NUMBER and/or Email: _____		
CHAPTER NAME:	COUNTY & STATE OF HOMESITE:	AGENCY:

ATTENTION APPLICANT:
There is a \$20 NNDFW Processing Fee
Please make Money Order payable to: **NAVAJO NATION**

MAIL payment to:
Navajo Fish & Wildlife Dept.
Attn: NNHP Section
P.O. Box 1480
Window Rock, AZ 86515

PLEASE CHECK ONE OF THE FOLLOWING:

- NEW HOMESITE LEASE.**
Site is currently un-occupied by resident.
- OCCUPIED HOMESITE LEASE.**
Site is currently occupied by resident.
Date occupancy began (Month/Year): _____
- OTHER** (this item filled in by HSL Office): _____

- NLD OFFICE PLEASE COMPLETE THIS PORTION -

PREPARED BY: <input type="checkbox"/> CHINLE NLD <input type="checkbox"/> CROWNPOINT NLD <input type="checkbox"/> SHIPROCK NLD <input type="checkbox"/> TUBA CITY NLD <input type="checkbox"/> WINDOW ROCK NLD <input type="checkbox"/> OTHER: _____	LOCATION COORDINATES (NAD83 Lat/Long): _____ INDICATE RCP AREA # _____ FORM VERIFIED BY NLD STAFF: (PLEASE INITIAL & DATE): _____
---	--

- NNDFW NNHP USE ONLY -

DATE RECEIVED#: _____

MONEY ORDER#: _____ FILE#: _____



CONSULTANTS:



Navajo Land Department

P.O. Box 2249, Window Rock, AZ 86515 | 928.871.6401 | www.nnld.org

- Applicant responsible to send to Navajo Land Offices.
- Applicants are responsible to contact their own PRIVATE SURVEYOR.
- Applicant responsible to contact the survey to make modifications or changes.
- RECOMMENDATIONS ON SURVEY PLAT:

CULTURAL RESOURCE CONSULTANTS-ARCHAEOLOGISTS				
A-JMChavez Julia M. Chavez P.O. Box 3606 Farmington, NM 87499 505-686-4111	Carrizo Archaeological Group Jeremy Begay 1201 N. Mesa Verde Avenue Farmington, NM 87401 505-320-9013	DCRM Dinetahdoo Cultural Resources Management, Inc. Rena Martin P.O. Box 2012 Farmington, NM 87499 505-960-9478	Cabezon Archaeological Services Tyrone Trujillo P.O. Box 894 Cuba, NM 87013 505-469-6883	Archaeological Survey Iris S. Begaye P.O. Box 3777 Window Rock, AZ 86515 928-206-9600
CSWTA, Inc., Archaeological Consultants Carol S. Yazzie-Ward P.O. Box 790 Tuba City, AZ 86045 928-283-4804	MBurke Consulting Mathilda Burke P.O. Box 1996 Page, AZ 86040 928-640-7674	Harriett K. Sandoval 1357 S. Mark Lane Flagstaff, AZ 86001 602-330-2167	Peter Bungart 160 E Astro Ln Flagstaff, AZ 86001 928-606-8393	Fred Harden 8501 Road 40.1 Mancos, CO 81328 970-759-2255



CONSULTANTS:

- Applicant responsible to send to Navajo Land Offices.
- Applicants are responsible to contact their own PRIVATE SURVEYOR.
- Applicant responsible to contact the survey to make modifications or changes.
- RECOMMENDATIONS ON SURVEY PLAT:

PRIVATE SURVEYORS			
<p>Falcon Land Surveyors Lonnie Bitsoi, Owner P.O. Box 1572 Gallup, NM 87305 623-680-8716 falconlandsurveyors@hotmail.com</p>	<p>Goldtooth Precision Solutions, Inc. Halbert O. Goldtooth, RLS P.O. Box 640 Tuba City, AZ 86045 PH: 928-622-9035 halbert@goldtoothsurveying.com</p>	<p>Iina Ba, Inc 1812 Schofield Lane Farmington, NM 87401 PH: 505-327-1072 FX: 505-327-1517</p>	<p>Lemont L. Yazzie, Sr. P.O. Box 944 St. Michaels, AZ 86511 928-245-2106 dimlandsurveying@gmail.com</p>
<p>Arizona Surveying 1843 West Heavenly CT., Flagstaff, AZ 86001 928-607-7092 john.luckow@arizonasurveying.com</p>			



HOME SITE FEES; PENALTIES AND FINES

EXHIBIT "F"

HOMESITE LEASE APPLICATION FEE; PENALTIES AND FINES FEE SCHEDULE

1.	Home site Lease Application Filing Fee:	\$30.00
	a. Assignment	\$45.00
	b. Amendment	\$45.00
	c. Termination	\$45.00
2.	Annual Fee	\$12.00
3.	Home Site Land Use Adjustment Fee	
	a. Full acre \$2,000.00	\$2,000.00
	b. Half acre \$1000.00	\$1,000.00
4.	Home Site Land Use Adjustment Rent plus Annual Fee	
	c. Full acre \$2,000.00 (\$27.00 + 12.00)	\$39.00
	d. Half acre \$1,000.00 (\$13.00 + 12.00)	\$25.00
5.	Archaeological Survey (Fees to be established by services provider).	
6.	Resurvey Fee	\$350.00



HOME SITE FEES; PENALTIES AND FINES

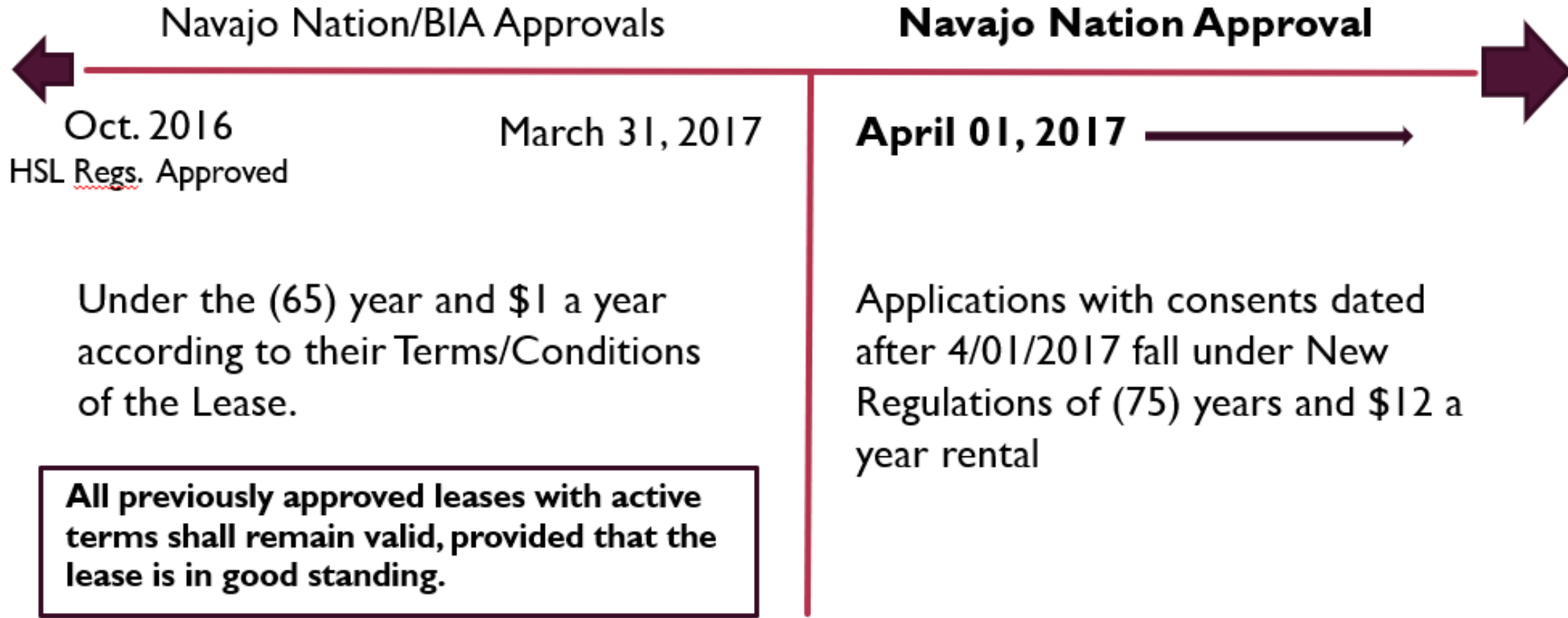
7.	Re-tie Survey Fee	\$350.00
8.	Home site Application Dispute Filing Fee	\$65.00
9.	Transportation Permits Fee	\$30.00
10.	Land Surveyor Permit Fee	\$30.00

PENALTIES AND FINES

	• Warning citation (No fee)	
	• 2 nd Citation	\$100.00
	• 3 rd Citation (Penalties with trespassing)	\$200.00
	• 4 th Citation	\$500.00
1.	Illegal Parking of Trailer/Mobile Home (Fees will apply until the Tenant comes into compliance)	\$200.00 per month
2.	Storage Sheds, corrals, etc., without a lease / permit to improve (Fees will apply until the Tenant comes into compliance)	\$200.00 per month
3.	Illegal burial open range locations (Fees will apply annually until the illegal burial sites comes into compliance)	\$500.00 per incident
4.	Environmental Valuation is enforced by Navajo EPA (Junk cars/household trash).	



HOMESITE LEASE AUTHORITY TRANSITION



SECTION 14.00

ASSIGNMENT, AMENDMENT, MODIFICATION, OR TERMINATION OF HOMESITE LEASES

14.01 A homesite lease may be assigned, amended, modified or terminated through the NLD by application of the lessee or through a court order. To verify the intent of the lessees, the lessees will have to make their application in person at the Agency NLD offices. The applicant shall provide a copy of an approved homesite lease issued by the NLD or BIA, in order to amend the lease document. A non-refundable application processing fee will be assessed. (Refer to Fee Schedule). In the event the homesite lease or any interest therein is mortgaged or pledged as security for a loan, separate approval may be required by the lender, sureties, or loan guarantors.

14.12 If the Navajo Nation acquires an Allotment upon which a resident has a valid Residential Lease issued by the BIA, the Navajo will honor the Residential Lease for the duration of its term, so long as it complies with Section 4.0 of these Regulations. The holder of the residential Lease must submit a copy of the valid Residential Lease to the NLD. Within 6 months the expiration of the valid Residential Lease, the resident must begin the process of acquiring a Homesite Lease in accordance of these Regulations.

TRANSFER OF HOMESITES

- 65 year lease (BIA&NLD)
 - 415(a) Lease: 25 CFR 162.317
- 75-year lease (NLD)
 - 415(e) Lease: Navajo Nation General Leasing Regulations of 2013 §2321





NAVAJO LAND DEPARTMENT

ST. MICHAELS OFFICE

HOMESITE SECTION



FIRST	LAST	TITLE	NUMBER	EMAIL
W. Mike	Halona	Director, Division of Natural Resources	928-871-6592/3	m_halona@navajo-nsn.org
Byron	Bitsoie	Department Manager III	928-871-7640 928-871-6524	bbitsoie@nnld.org
Tonia	Sam	Interim Program Manager	928-871-7044	tsam@nnld.org
Alicia	Thompson	Homesite Agent	928-871-6523	athompson@nnld.org
Ordell	Yazzie	Sr. Eng. Technician	928-871-6528	oyazzie@nnld.org
Myra	Navaho	Homesite Agent (ARPA)	928-871-7229	myra.navaho@navajo-nsn.gov



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."

NLD Administrative Staff

Irma Roanhorse, Administrative Assistant
☎ 928-871-6401 ✉ iroanhorse@nild.org

NLTDS-GIS Staff

Elton Watson, GIS Technician
☎ 928-871-7640 ✉ ewatson@nild.org

Brent Begay, Computer Operator
☎ 928-871-7638 ✉ bbegay@nild.org

Delila Yazzie, Office Specialist
☎ 928-871-6401 ✉ dyazzie@nild.org

Land Acquisition and Title Section Staff

Stuart Campbell, Office Specialist
☎ 928-871-7840 ✉ scampbell@nild.org

2B Taylor Road, St. Michaels, AZ 86511
PO BOX 2249 Window Rock, AZ 86515

<http://nild.org/>

Revised 4.17.24



Fort Defiance –
PO BOX 2249 Window Rock, AZ 86515

Sony Franklin, Prin. Eng. Technician
☎ 928-871-6528 ✉ sfrank.in@nild.org

Ordell Yazzie, Senior Eng. Technician
☎ 928-871-6528 ✉ oyazzie@nild.org

Alicia Thompson, Homesite Agent
☎ 928-871-6523 ✉ athompson@nild.org

Crownpoint –
PO BOX 948 Crownpoint, NM 87313

Anna Willie, Homesite Agent
☎ 505-786-2379 ✉ awillie@nild.org

Olivia Anderson, Homesite Agent
☎ 505-786-2379 ✉ olivia.anderson@navajo-nsn.gov

Johanna Chiquito, Office Aide
☎ 505-786-2379 ✉ johanna.chiquito@navajo-nsn.gov

Chinle –
PO BOX 2179 Chinle, AZ 86503

Rachel Wagner, Homesite Agent
☎ 505-786-2062 ✉ rachel.wagner@navajo-nsn.gov

Emerlita Largo, Homesite Agent
☎ 928-874-2061 ✉ emerlita.largo@navajo-nsn.gov

Shiprock –
PO BOX 208 Shiprock, NM 87420

Tonia Sam, Senior Homesite Agent
☎ 505-368-1120 ✉ tsam@nild.org

Rachelle Begay, Office Aide
☎ 505-368-1122 ✉ rachelle.begay@navajo-nsn.gov

Tuba City –
PO BOX 3309 Tuba City, AZ 86045

Tully Begay, Prin. Eng. Technician
☎ 928-283-3195 ✉ tbegay@nild.org

Sherry Tso, Homesite Agent
☎ 928-283-3194 ✉ stso@nild.org

Antoinette Begay, Computer Operator
☎ 928-283-3194 ✉ abegay@nild.org

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.

**Byron Bitsoie Sr.,
Department Manager III**
☎ 928-871-6440
✉ bbitsoie@nild.org

**HOMESITE SECTION
Tonia Sam
Interim Program Manager I**
☎ 928-871-6523

☎ 928-871-6440 ☎ 928-871-6401



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).

HOMESITE LEASE NN200RL FLOWCHART

EXPEDITED HOMESITE LEASE PROCESS UNDER SECTION 9

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 RDCC-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.



HOMESITE LEASE BIOLOGICAL CLEARANCE EXEMPTIONS



The Navajo Nation **DR. BUU NYGREN** *PRESIDENT*
Yideeskáądi Nitsáhákees **RICHELLE MONTOYA** *VICE PRESIDENT*

MEMORANDUM

TO : Byron Bitsoie Sr., Department Manager III
Navajo Land Department

FROM : David Mikesic
David Mikesic, Zoologist
Department of Fish and Wildlife

DATE : May 20, 2024

SUBJECT : HOMESITE LEASE BIOLOGICAL CLEARANCE EXEMPTIONS

The Department of Fish and Wildlife received a request from the Navajo Land Department to consider all Existing Homes established prior to 2016 to be considered as 'grandfathered' for biological clearance purposes; meaning that no biological clearance would be needed for approval of homesite leases. The Navajo Natural Heritage Program has considered this request, and concurs, that homesites that were established and in place prior to 2016 would not require biological clearance, and Homesite Biological Clearance Form for issuance of a Homesite Lease. Homesites that fall under this exception for biological clearance will need to be proven as constructed and occupied prior to 2016. The Department does not encourage, nor condone, Navajo residents to construct or establish homesites prior to obtaining all the necessary clearances, including Biological Clearance from NNHP.

In addition to this exemption for homesite lease clearance, the NNHP considers four other categories, identical to Historic Preservation Dept., as not needing Data Request and Homesite Biological Clearance Form from NNHP for issuance of a Homesite Lease; those categories are:

1. Name changes on an existing Homesite Lease(s);
2. Transfers/Assignment of an existing Homesite Lease to another person;
3. Adding additional names to an approved Homesite Lease; and/or
4. Probate to transfer, extinguish or otherwise modify an existing Homesite Lease.

CONCURRENCE:

David Mikesic 5/20/2024
Gloria M. Tom, Department Manager III
Department of Fish and Wildlife



APPROVED HOMESITE LEASES ON NAVAJO NATION TRUST LANDS – CULTURAL RESOURCE COMPLIANCE FOR ADMINISTRATIVE ACTIONS



DR. BUU NYGREN *PRESIDENT*
RICHELLE MONTOYA *VICE PRESIDENT*

The Navajo Nation | Yideeskáądi Nitsáhákees

June 05, 2023

TO: Byron Bitsoie, Sr., Acting Dep't Manager *via email*
Navajo Land Department (NLD):

Anjanette Owens, Program Manager
NLD- Homesite Lease Services; and

Ettie Anderson Abasta, Department Manager
General Land Development Department

Steven Chischilly, Jr., Environmental Specialist
General Land Development Department

FROM: 
Richard M. Begay, Department Manager
Heritage & Historic Preservation Department #83

RE: Approved Homesite Leases on Navajo Nation Trust Lands -Cultural Resource Compliance for Administrative Actions

CC: W. Mike Halona, Division Director, Division of Natural Resources

The Homesite Lease Services has been requiring cultural resources compliance for approved homesite leases pursuant to the National Historic Preservation Act (NHPA) as well as the Navajo Nation Cultural Resources Protection Act (CRPA) for purely administrative actions. HHPD will no longer issue compliance forms (Cultural Resources Compliance Form, CRCF, or Cultural Resources Inventory Documentation, CRID) for the following Administrative Actions:

1. Name changes on the Homesite Lease
2. Transfers/Assignment of a Homesite Lease to another person
3. Adding additional names to an approved Homesite Lease
4. Probate to transfer, extinguish or otherwise modify a Homesite Lease

The Administrative Actions identified above no longer involve a federal actions, federal funds, or land disturbances. These actions essentially only require "paperwork" to modify approved Homesite Leases.

HHPD will no longer issue the CRCF or CRID for the Administrative Actions identified above beginning on June 5, 2023. I may be reached at 928-871-7198, or at r.begay@navajo-nsn.gov if you have any questions or concerns.

Thank you.



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

- **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.



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- 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.



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INFRASTRUCTURE
FUNDED BY THE AMERICAN RESCUE PLAN ACT**

- 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:



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

- A.
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- . 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).



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- **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.



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INFRASTRUCTURE
FUNDED BY THE AMERICAN RESCUE PLAN ACT**

- 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.

