

NAVAJO LAND DEPARTMENT

Homesite Section

July 01, 2026

**Tonia M. Sam, Program Manager I
Navajo Land Department
DIVISION OF NATURAL RESOURCES**



NAVAJO LAND DEPARTMENT

HOMESITE LEASE



**“I wanted to teach my people to hold onto the future
with all of our strength”**

- Hastiin Ch'ilhajini

A Brief History of Homesite Leases:

- ▶ Homesite leases are agreements that allow people to use and live on land they do not own. In the United States, homesite leases are especially important on lands managed by the federal government and on tribal lands. Under these arrangements, individuals may own the house or other improvements but lease the land beneath it for a set number of years, often with options to renew. On many tribal lands, homesite leases help preserve tribal ownership of the land while allowing members—and, in some cases, non-members—to build homes. These leases are commonly administered under federal laws and regulations, including those overseen by the Bureau of Indian Affairs and now the Navajo Nation.
- ▶ Today, homesite leases continue to provide a way for families to build, finance, and occupy homes while maintaining long-term stewardship of the land. They remain an important housing tool in many tribal communities and other areas where land ownership is held collectively or by a government rather than by individual homeowners.

The Application for Homesite Lease & The Home-site lease back in 1958

Navajo Tribe
Legal Form 200

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
NAVAJO AGENCY
and
NAVAJO TRIBE

APPLICATION FOR HOME SITE LEASES

_____, Age _____ (Date _____)
(Husband)
C# _____, and _____, Age _____
(Wife)
C# _____, hereinafter referred to as I, hereby
make _____ application for a lease for home site pur-
poses of a tract of land in (or near) the community of _____
Described as follows:

1. I intend to construct the following type
buildings thereon: (See attached drawing showing plan of
construction, materials to be used, floor plan, etc.)

Navajo Tribe
Legal Form 201

No. H-S _____-57

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
NAVAJO AGENCY
and
NAVAJO TRIBE

HOME SITE LEASE

This indenture, made and entered into this _____
day of _____, 19____, by and between the NAVAJO TRIBE
OF INDIANS, hereinafter referred to as the "lessor" or
"Tribe" and _____

hereinafter referred to as "lessee."

WITNESSETH:

1. For and in consideration of rents profits
hereinafter specified to be paid and performed by the les-
see, the lessor hereby leases and lets to the lessee the
following described tract of land within the Navajo Reser-
vation, in the State of _____, and appurtenances
thereto:

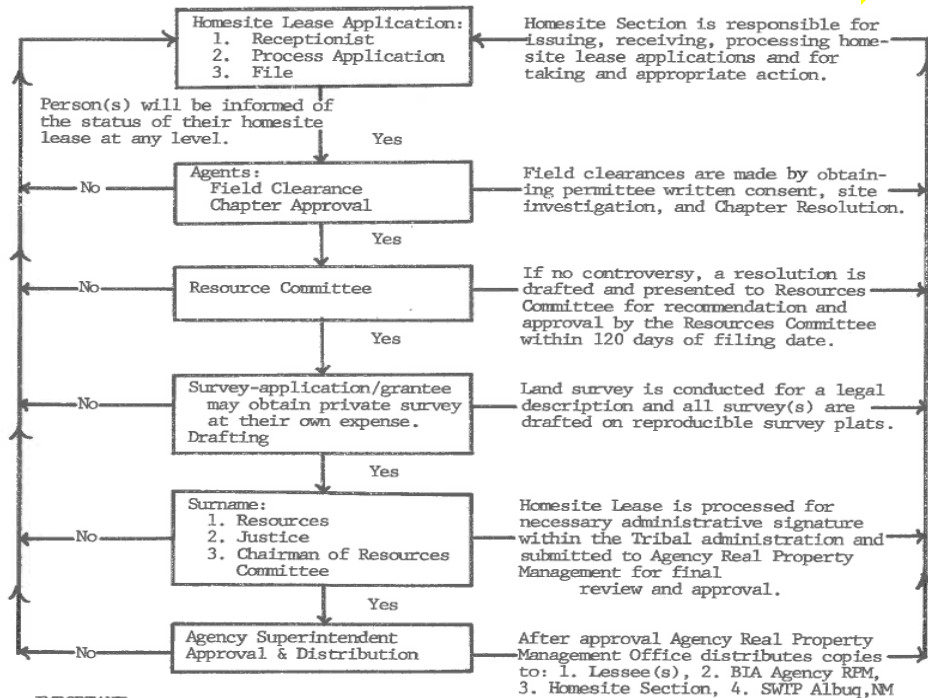
2. This lease shall be for a term of _____ years
commencing _____, 19____, and may be renewed

Home-site lease process changes - 1987

OFFICE OF NAVAJO LAND ADMINISTRATION HOMESITE SECTION FLOW CHART

EXHIBIT "A"

It is required for the Resources Committee of the Navajo Tribal Council to have Chapter recommendation and/or approval of homesite lease applications.



IMPORTANT:

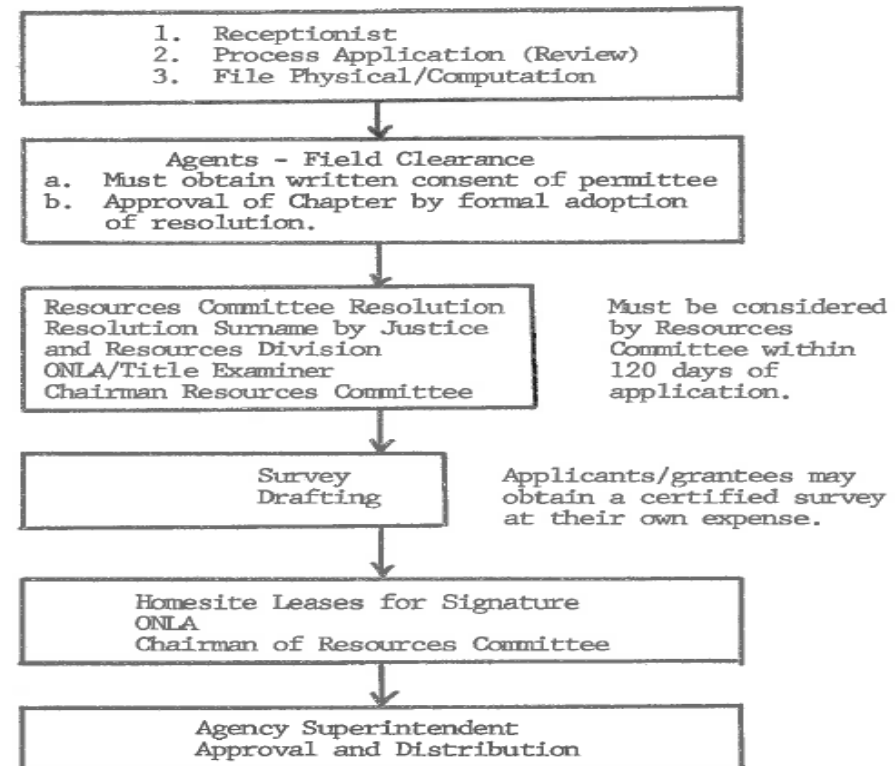
1. This homesite lease application flow chart was developed consistent with Navajo Tribal Council Resolution CN-52-87 (delegation of homesite lease responsibility to the Resource Committee of the Navajo Tribal Council).
2. It is the applicant's responsibility to obtain written consent from permittee(s) or individual(s) residing in the area, and an approved Chapter resolution before submitting their homesite lease application.

BEST AVAILABLE COPY

HOMESITE LEASE APPLICATION Proposed Revisions by ONLA 2-23-87

EXHIBIT "B"

Homesite Lease Application Flow Chart



The **General Leasing Regulation of 2013** was pass by the Tribal Council on October 22, 2013. The Bill was a enabling legislation requesting the Secretary of Interior to give the Navajo Nation the authorization to approve all Surface Leases and Permits (excluding minerals)

These regulations apply to all leases and permits on Navajo Nation Trust Lands authorized under 25 U.S.C. §§ 415(a) and 415(e) and 635(a), including leases for the development or utilization of natural resources, renewable energy leases for wind and solar and agricultural leases, telecommunications site leases, and leases for public, religious, educational, recreational, or residential purposes, and business site leases which is authorized pursuant to separate regulations approved by the Secretary.



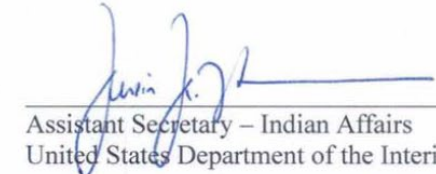
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

APPROVAL OF
THE NAVAJO NATION
GENERAL LEASING REGULATIONS OF 2013

The attached Navajo Nation General Leasing Regulations of 2013, submitted by the Navajo Nation, Arizona, New Mexico, & Utah, and prepared in accordance with 25 U.S.C. § 415(e) Leases of restricted lands for the Navajo Nation, consisting of 25 pages and adopted by the Navajo Nation Council on November 6, 2013, are hereby approved.

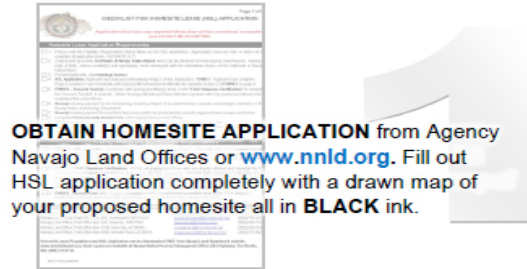
Dated: _____

5/16/14


Assistant Secretary – Indian Affairs
United States Department of the Interior

Pursuant to the authority delegated by 209 DM 8

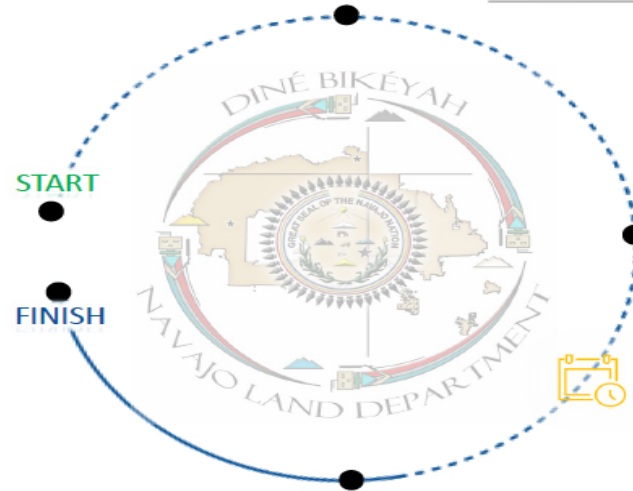
HOMESITE LEASE NN200RL FLOWCHART



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 five years leasing fee of \$60.00, money order, payable to "Navajo Nation". Documents are then recorded into the Navajo Land Title Data System (NLTDS) for archiving and system retrieval.

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.



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 Department Manager III FOR REVIEW AND APPROVAL ON BEHALF OF THE NAVAJO NATION.



APPLICANT RESPONSIBILITIES:

- Submit HSL Application with \$30.00 Money Order payable to the "Navajo Nation"
- Fee's for "Honorable" Discharge Veterans and Elderly 65 years and older is waived (Application Fee, Biological Fee & NLD Annual Fee's).
- Homesite Agency offices will submit the Biological Request on behalf of the applicant. Navajo Nation Fish & Wildlife will then send an invoice to the applicant for payment. It is the applicant's responsibility to submit payment directly to Navajo Nation Fish & Wildlife. Once payment has been received, the Biological Resources Compliance Form (BRCF) will be mailed to the applicant.
- Hire a Private Archaeologist to conduct a Cultural Investigation and submit your AIRS/CRCF Reports to the proposed homesite to NLD.
- 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).

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 certified 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 Are you a Veteran? (If Yes, Please provide DD214 Form) Are you 65 years or older? YES ☐ NO ☐
- ☐ 5 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.
- ☐ 6 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.
- ☐ 7 \$30.00 Money Order; Made payable to "Navajo Nation" for HSL Application Fee. Non-refundable.
***** STOP: SUBMIT HOMESITE LEASE APPLICATION TO AGENCY OFFICE *****
- ☐ 8 \$20.00 Payment for Biological Clearance. Agency Sub-Offices complete the Biological Request Form 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.
- ☐ 9 Archaeology Inventory Report to be performed by a private archaeologist contractor.
- ☐ 10 Certified Land Survey Plat to be performed by a private registered land surveyor contractor.
- ☐ 11 Environmental Compliance Review, requested by a NLD Technician to General Land 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	emerlita.largo@navajo-nsn.gov	(928) 674-2061
Navajo Land Office, Post Office Box 948, Crownpoint, NM. 87313	johanna.chiquito@navajo-nsn.gov	(505) 786-2376
Navajo Land Office, Post Office Box 208, Shiprock, NM 87420	tinalle.lewis@navajo-nsn.gov	(505) 368-1120
Navajo Land Office, Post Office Box 3309, Tuba City, AZ 86045	tsam@navajo-nsn.gov	(928) 283-3194
Navajo Land Office, Post Office Box 9000, Window Rock, AZ 86515	alicia.thompson@navajo-nsn.gov	(928) 357-6968

Homesite Lease Regulations and HSL Application can be downloaded FREE from Navajo Land Department website: www.nnld.org.



STEP 3: APPLICATION



CHECKLIST FOR HOMESITE LEASE (HSL) APPLICATION

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

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- ☐ 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 certified 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 Are you a Veteran? (If Yes, Please provide DD214 Form) Are you 65 years or older? YES ☐ NO ☐
- ☐ 5 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.
- ☐ 6 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.
- ☐ 7 \$30.00 Money Order; Made payable to "Navajo Nation" for HSL Application Fee. Non-refundable.
- ***** STOP: SUBMIT HOMESITE LEASE APPLICATION TO AGENCY OFFICE *****
- ☐ 8 \$20.00 Payment for Biological Clearance. Agency Sub-Offices complete the Biological Request Form 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.
- ☐ 9 Archaeology Inventory Report to be performed by a private archaeologist contractor.
- ☐ 10 Certified Land Survey Plat to be performed by a private registered land surveyor contractor.
- ☐ 11 Environmental Compliance Review, requested by a NLD Technician to General Land 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 foot 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

Signed this _____ day of _____, 20____.

Applicant Signature

Census Number

Applicant Signature

Census Number



► APPLICANT(S)

FORM 1

HOMESITE APPLICATION FORM
NAVAJO LAND DEPARTMENT

Page 4 of 6
EXHIBIT "C"

FOR OFFICE USE ONLY

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



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 ½ 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

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
GRAY/Area 4

Datum:
NAD 83

Latitude: N Degree:
Longitude: W Degree:

Minutes:
Minutes:

Second(s):
Second(s):

N
↑

ACKNOWLEDGEMENT

Grazing Official / Land Board Member

Date

RDCO-74-16;10/04/2016

52

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):

Homesite Applicant
(Print Name)

Homesite Applicant
(Print Name)



► GRAZING OFFICIAL OR LAND BOARD MEMBER

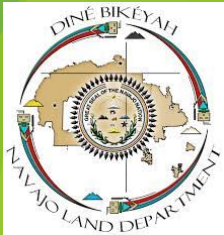


SECTION 2 - Grazing Officer/Land Board Member Responsibilities

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



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

GRAZING
OFFICIAL
OR
LAND BOARD
MEMBER



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.: _____ Thumbprint _____
Date of Issue: _____ ☐ Right ☐ Left
WITNESS: _____

ACKNOWLEDGED:

Grazing Official / Land Board Member Date Chapter

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

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____.

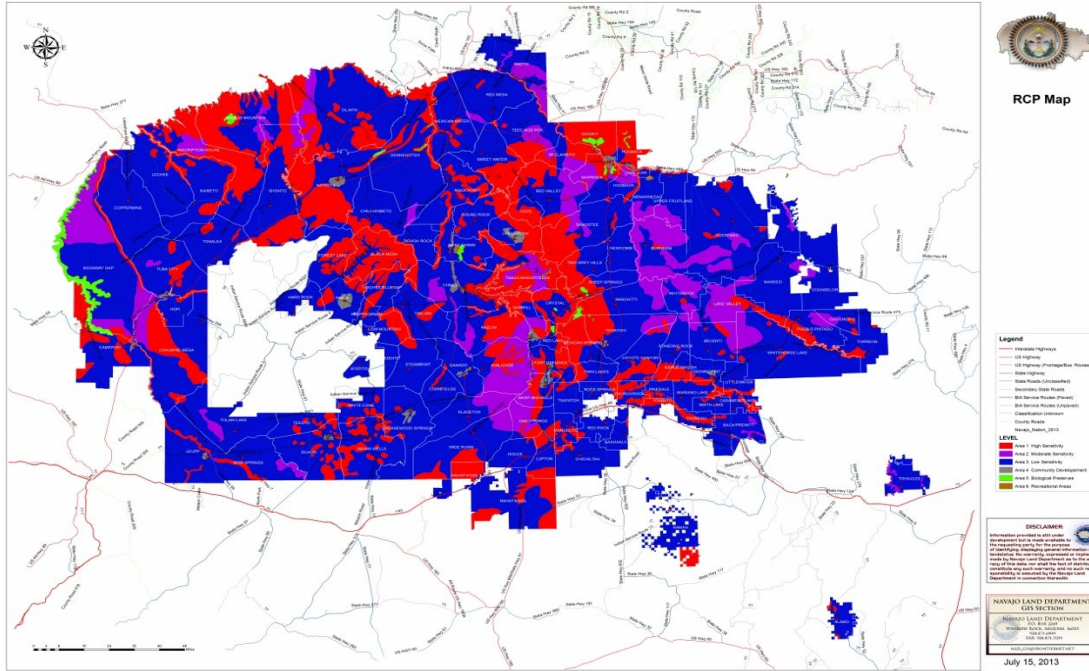
X _____ Permit Holder's Signature _____ Census #: _____
Grazing Permit No.: _____ Thumbprint _____
Date of Issue: _____ ☐ Right ☐ Left
WITNESS: _____

ACKNOWLEDGED:

Grazing Official / Land Board Member Date Chapter



REQUEST FORM



REQUEST FORM HOMESITE BIOLOGICAL CLEARANCE FORM (HBCF)



Applicant complete this portion before submitting to Homesite Lease Office (HSL)

FIRST NAME/LAST NAME:		
MAILING ADDRESS:		
CITY, STATE, ZIP:		
PHONE NUMBER AND/OR EMAIL:		
CHAPTER NAME:	AGENCY:	COUNTY & STATE OF HOMESITE:

APPLICANT:

- Do not mail or drop off this request at NDFW office.
- HSL Office submits HBCF request directly to NDFW by email only.
- NDFW will mail you a response letter and invoice informing you NDFW received your request.
- Payment of invoice can be made after receiving response letter by:
 - o debit/credit card or
 - o money order

Homesite Lease Office complete this portion

Upload documents to HSL Uploader the following information:

PLEASE CHECK ONE OF THE FOLLOWING:

☐ **NEW HOMESITE LEASE** (Site is undeveloped, undisturbed, unoccupied). ☐ **OCCUPIED HOMESITE LEASE** (Site is developed and home onsite). Indicate Date Occupancy Began (Month/Year): _____

☐ **OTHER: Check appropriate box.** If applicable, attach copy of previous HBCF issued, otherwise request will be considered NEW.

☐ **TRANSFER** ☐ **NAME CHANGE** ☐ **ADDING NAME**
(If Transfer, Name Change and/or Adding Name, use line to provide name(s)) _____

☐ **COORDINATE CHANGE:** _____

☐ **APPROVED HSL PRIOR TO 2016 NOW REQUIRING HBCF** (Copy upload to HSL Uploader)

☐ **VETERAN: Discharge Affidavit:** _____ (Copy upload to HSL Uploader)

☐ **AGE 65 YEARS AND OLDER D.O.B:** _____ (Copy upload to HSL Uploader)

PROPOSED HOMESITE LOCATION COORDINATES (NAD83 LAT/LONG): _____

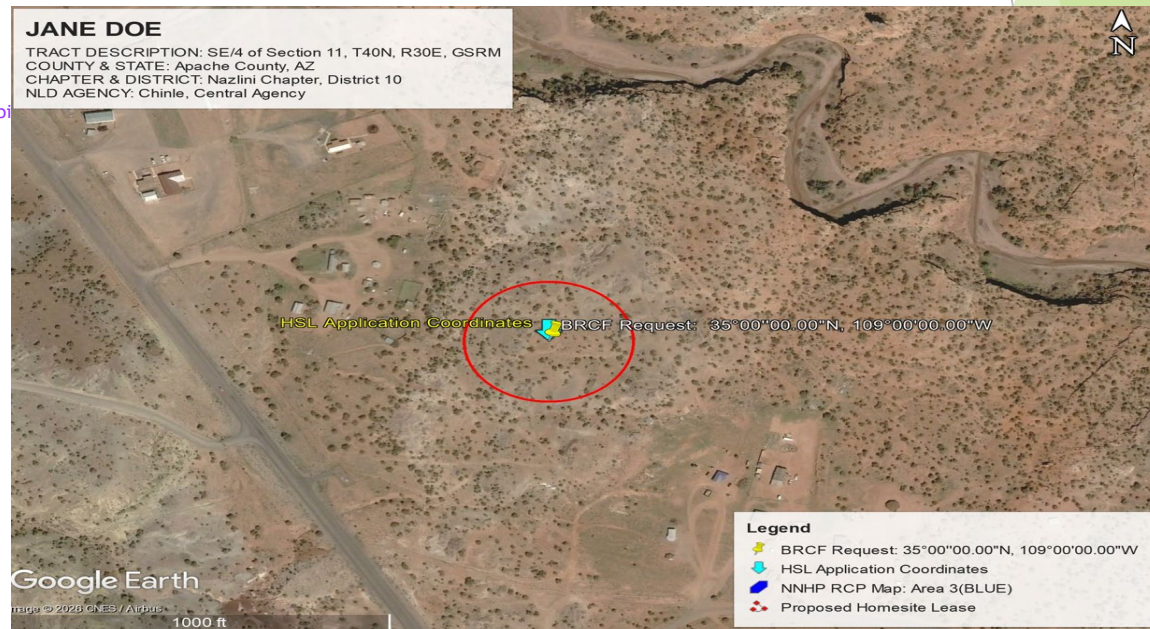
RCP AREA #: _____ (Area 1 or 2, Undisturbed and Undeveloped will need to select alternate location.)

VERIFIED BY HSL STAFF (INITIAL AND DATE): _____

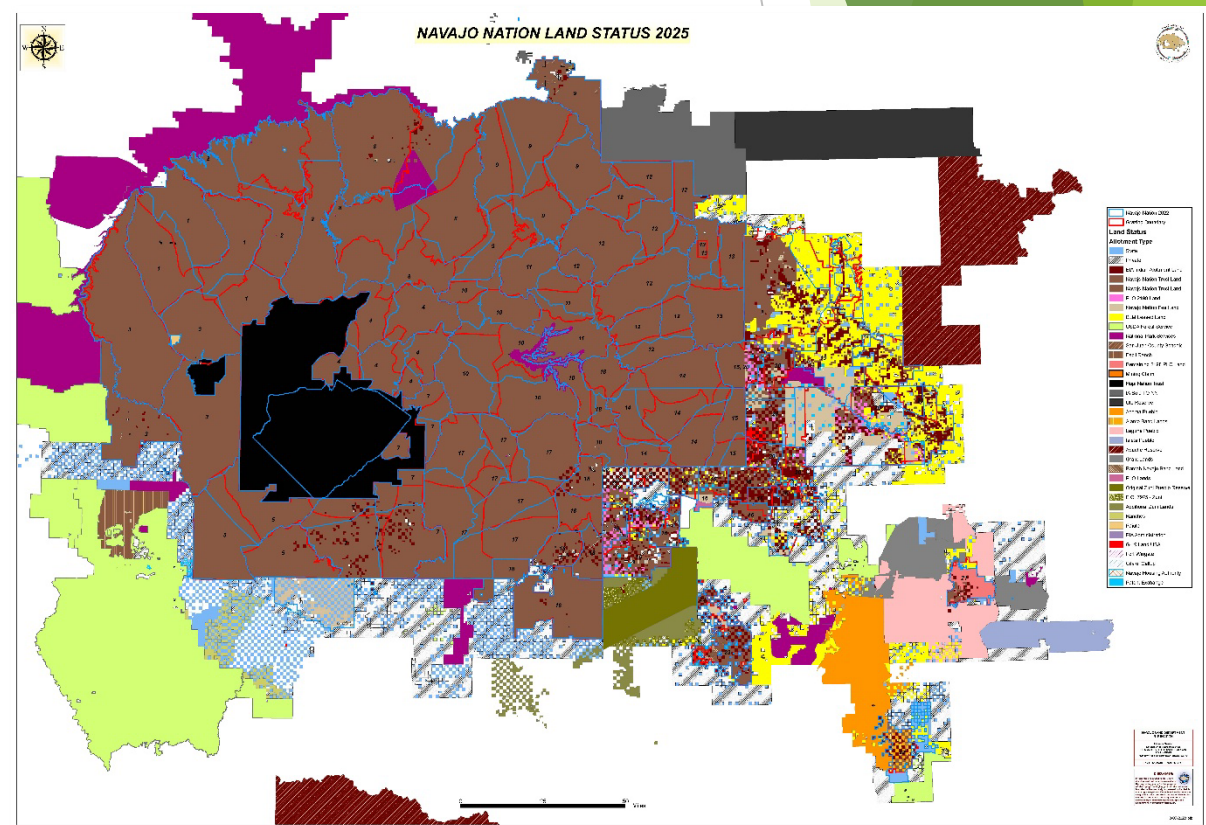
(NDFW Use Only) MONEY ORDER #: _____ Ref#: _____

Form revised 12/1/2022

- ▶ **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/habitat**
 - ▶ (may require additional fees \$600 - \$1,800.00);
- ▶ **Area 3: (BLUE) Less Sensitive Area, few restrictions on development**
 - ▶ (HBCF from Navajo Fish & Wildlife Department (NFW));
- ▶ **Area 4: (GREY) Community Development Area, encouraged development**
 - ▶ (HBCF from NFW);



PRESENT



Archaeology: Report & Compliance (CRCF)

ARCHAEOLOGICAL INVENTORY REPORT DOCUMENTATION PAGE (HPD JAN/91)

1. HPD REPORT NO:	12. (FOR HPD USE ONLY)
4. TITLE OF REPORT: A Cultural Resource Inventory of the Virginia Benally Homesite, Crystal Chapter, McKinley County, New Mexico	
Auth:	
7. CONSULTANT NAME AND ADDRESS: Gen'l Charge: Denise R.E. Copeland, Archaeologist III Org. Name: Capital Improvement Department Org. Address: P.O. Box 1510 Window Rock, Arizona 86515 Phone: (505) 368-1059	
10. SPONSOR NAME AND ADDRESS Ind. Responsible: Virginia Benally Phone: (505) 777-2327 Org. Name: Org. Address: P. O. Box 21 Navajo, New Mexico 87328	
13. LOCATION (MAP ATTACHED) a. Agency: Ft. Defiance e. UTM Center: Zone 12 b. Chapter: Crystal f. Land Owner/User Name: c. County: McKinley g. Area: T 20 N, R 20 W d. State: New Mexico h. 7.5' Map Name(s): Crystal	
14. REPORT /x/ OR SUMMARY (REPORT ATTACHED) // OR PRELIM a. Description of Undertaking: The undertaking consists of the Virginia Benally homesite. Ground disturbing activities will include the installation of a waterline. As part of this project, the archival data Department (NNHPD) in Window Rock were consulted. Two previous inventories have been completed and no sites have been documented within the area. b. Existing Data Review: As part of this project, the archival data Department (NNHPD) in Window Rock were consulted. Two previous inventories have been completed and no sites have been documented within the area. c. Area Environmental & Cultural Setting: The homesite is four miles from the Navajo Indian Reservation. The area is located in a transition zone between pinon-juniper woodland and desert scrub. The area includes beeweed, bristle thistle, broomrape, Indian paintbrush, juniper, pinyon, prickly pear cactus, scrub oak grasses. The elevation is 7780 ft/2371 m. d. Field Methods: Ms. Virginia Benally showed the author the homesite at the time of the inventory due to the fact that the legal Benally said that wooden stakes were used to mark the homesite (100%) Class III level pedestrian inventory of a 200 ft radius for the homesite and was then covered by spiraling transects spaced 15 m apart. The author interviewed Ms. Benally about TCP's on July 19, 1995 and area.	
15. CULTURAL RESOURCE FINDINGS: a. Location/Identification of Each Value: One in-use site (A) was located. It includes a frame house (1989) and an outhouse. b. Evaluation of Significance of Each Value (above): The in-use site is included in the National Register of Historic Places. No historic properties were identified.	
16. MANAGEMENT SUMMARY (Recommendations): Notice to proceed	
17. CERTIFICATION: SIGNATURE: Denise R.E. Copeland General Charge Name: Denise R.E. Copeland SIGNATURE: Roger N. Walkenhorst Review by Name: Roger N. Walkenhorst	

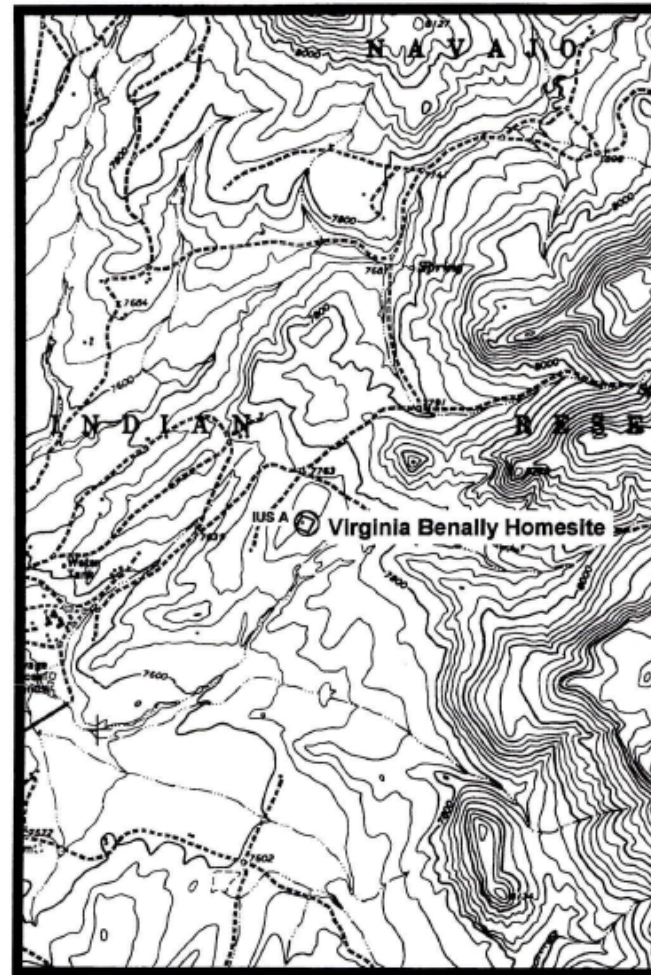
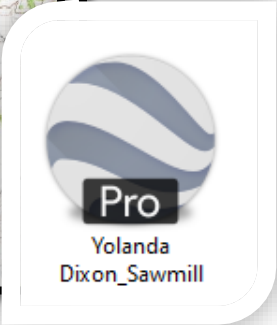
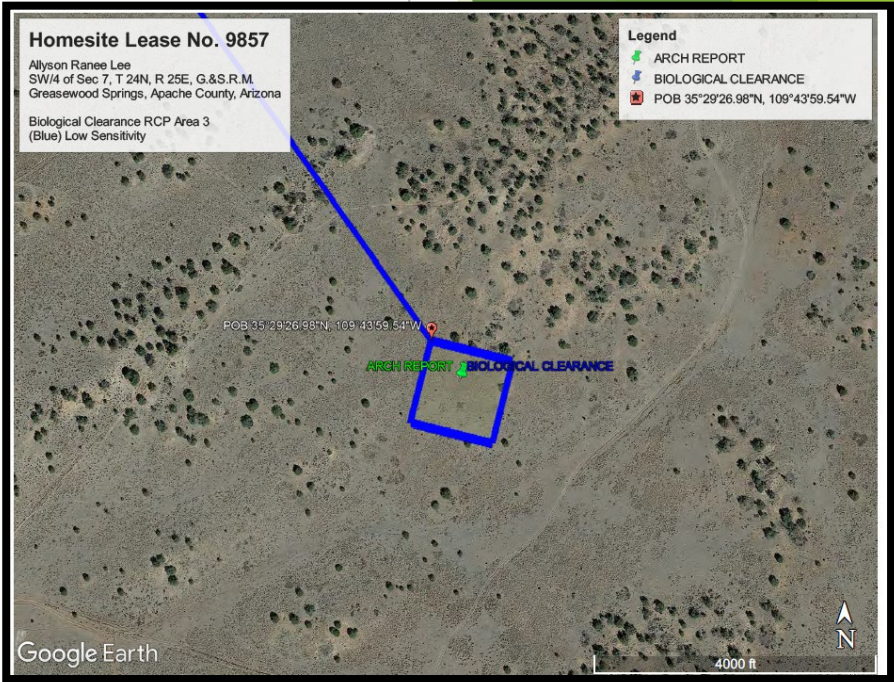
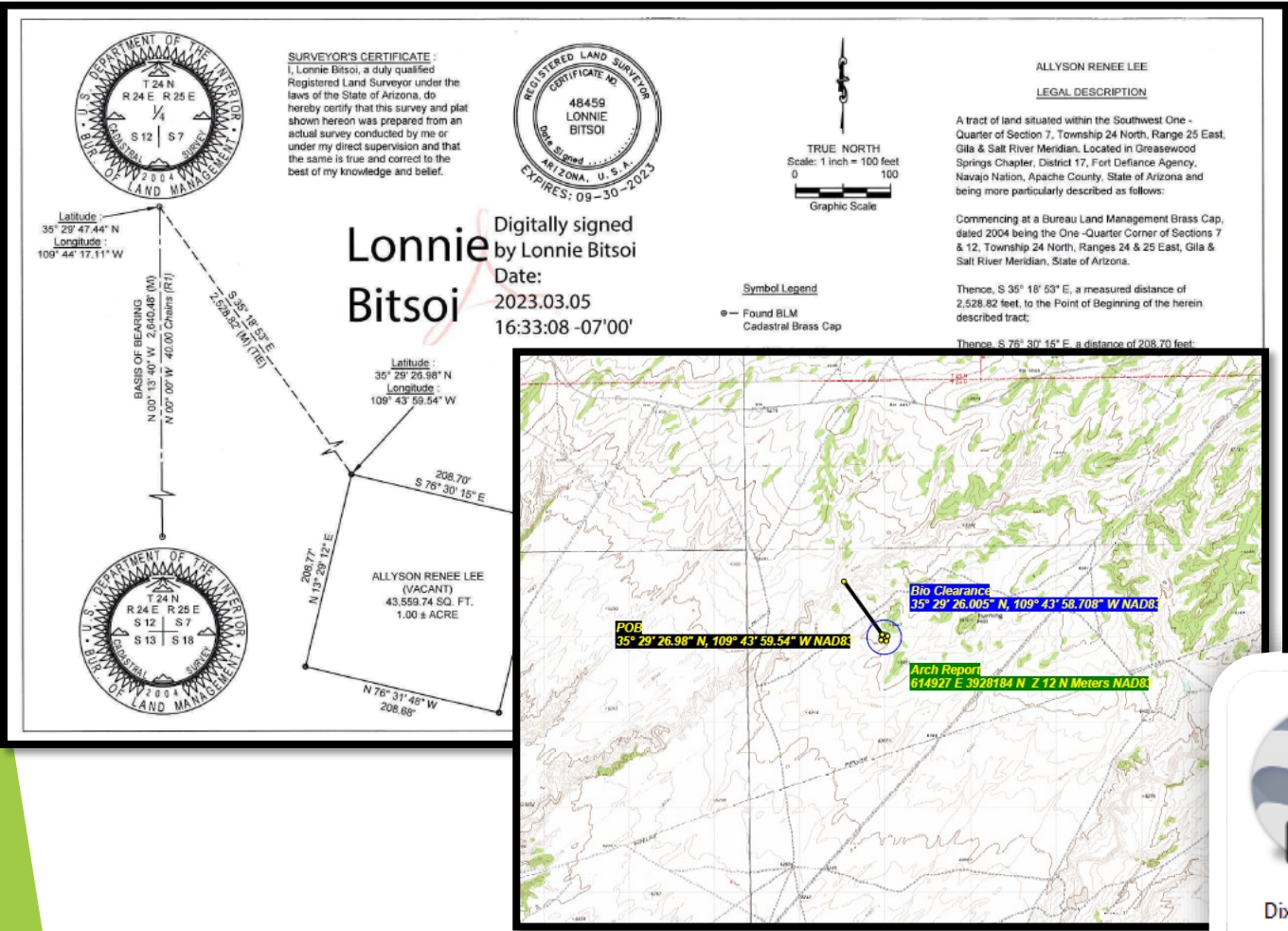


Figure 1: Specific location of the Virginia Benally Homesite and the in-use site A location. Map is Crystal, New Mexico 1966. Letter is in-use site location.



CULTURAL RESOURCES COMPLIANCE FORM HISTORIC PRESERVATION DEPARTMENT PO BOX 4950 WINDOW ROCK, ARIZONA 86515	
ROUTING: COPIES TO NM SHPO XX REAL PROPERTY MGT/33 XX DCD	NNHPD NO. HPD-95-476.1 OTHER PROJECT NO.
PROJECT TITLE: A Cultural Resource Inventory of the Virginia Benally Homesite, Crystal Chapter, McKinley County, New Mexico.	
LEAD AGENCY: BIA/NAO	
SPONSOR: Virginia Benally, P.O. Box 21, Navajo, New Mexico 87328	
PROJECT DESCRIPTION: The proposed undertaking will involve the construction of a waterline to serve an existing homesite lease area. Gr.	
LAND STATUS: CHAPTER: C LOCATION: T	THE NAVAJO NATION Heritage & Historic Preservation Department P.O. Box 4950 • Window Rock, Arizona 86515 (928) 871-7198 (tel) • (928) 871-7886 (fax)
CULTURAL RESOURCES COMPLIANCE FORM	
NNHPD NO.: HPD-24-659 CONSULTANT REPORT NO.: AJMC-2441	
METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 15 m apart	
PROJECT TITLE: A Cultural Resource Inventory of 1-acre Homesite Lease Location for Sheila Parrish and Regina Holiday in Mexican Water Chapter, San Juan County, Utah	
LEAD AGENCY: The Navajo Nation	
SPONSOR: Sheila Parrish and Regina Holiday, PO Box 617 Bluff, UT 84512	
PROJECT DESCRIPTION: The clients propose construct a house and the installation of associated utilities within the 1-acre homesite lease location. There will be extensive and intensive surface and subsurface disturbances within each of the 1-acre homesite lease location.	
PROJECT ARCHAEOLOGIST: Julia M. Chavez	
NAVAJO ANTIQUITIES PERMIT NO.: B24590	
DATE INSPECTED: 6/25/2024	
METHOD OF INVESTIGATION: Class III pedestrian inventory with transects spaced 15 m apart	
LAND STATUS: NN Tribal Trust Land	
LOCATION: Township: 41S Range: 21E Section: UP	
UTM: Northing: 4119435 Easting: 622589	
NUMBER OF ELIGIBLE PROPERTIES: 0	
NUMBER OF UNEVALUATED PROPERTIES: 0	
NUMBER OF TCPs: 0	
EFFECT/CONDITIONS OF COMPLIANCE: No Historic Properties Affected	
PROCEED RECOMMENDED: Yes	
CONDITIONS: No	
Agency Approval:	
In the event of a discovery ["discovery" means any previously unidentified or incorrectly identified cultural resources including but not limited to archaeological deposits, human remains, or locations reportedly associated with Native American religious/traditional beliefs or practices], all operations in the immediate vicinity of the discovery must cease, and the Navajo Nation Heritage and Historic Preservation Department must be notified at (928) 871-7198.	
FORM PREPARED BY: Olsen John	
FINALIZED: 8/5/2024	
Date: 08/05/24	

Registered Land Surveyor (RLS) Survey Plat & Topographic Map



CONSULTANTS: Archeologist's

- ▶ Applicant responsible to send to Navajo Land Offices.
- ▶ Applicants are responsible to contact their own Archeologist.
- ▶ Applicant responsible to contact the Archeologist to make modifications or changes.



Navajo Land Department

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

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 505-797-2225	DCRM Dinetahdoo Cultural Resources Management, Inc. Rena Martin P.O. Box 2012 Farmington, NM 87499 505-960-9478	Cabazon 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	M Burke 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
Genevieve Pino P.O. Box 6235 Gallup, NM 87305 505-495-9488	RxR Archaeological Consultants P.O. Box 1376 Window Rock, AZ 86515 505-686-7702			



CONSULTANTS: Private Surveyor's



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.

PRIVATE SURVEYORS			
Falcon Land Surveyors Lonnie Bitsoi, Owner P.O. Box 1572 Gallup, NM 87305 623-680-8716 falconlandsurveyors@hotmail.com	Iina Ba, Inc 1812 Schofield Lane Farmington, NM 87401 PH: 505-327-1072 FX: 505-327-1517	Arizona Surveying 1843 West Heavenly CT., Flagstaff, AZ 86001 928-607-7092 john.luckow@arizonasurveying.com	Goldtooth Precision Solutions, Inc. Halbert O. Goldtooth, RLS P.O. Box 640 Tuba City, AZ 86045 PH: 928-401-7872 FX: 928-283-5073 halbert@goldtoothsurveying.com



General Land Development Department (GLDD)

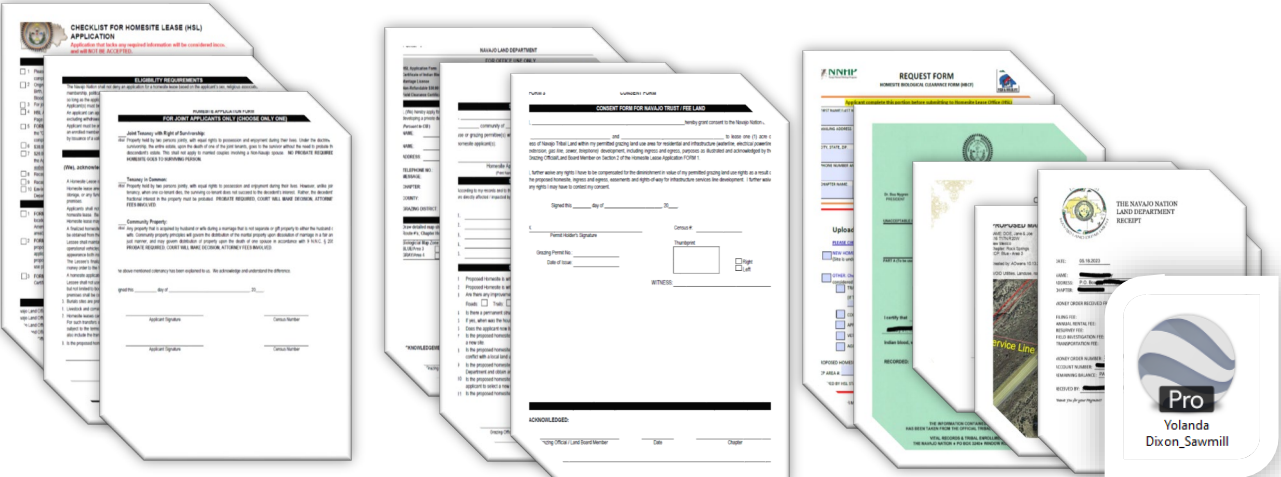
► Environmental Compliance Determination

Pending ECD Spreadsheet - revised

File Edit View Insert Format Data Tools Extensions Help

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A	B	F	G	H	I	J	K
on Key for instructions)		Approved	Condn'l Approval	Denied	Input new data at the bottom of the list. You can use the filter button to sort the information i.e. newest to oldest or vice versa. You will need to click on Row 4 to highlight the header row, then click the filter button. Do not cut and paste from or into any cells, do not change the format (font, colors, order, etc). Please fill out only the Requestor section.		
WESTERN AGENCY - TUBA CITY		Please ECD Requestor					
Date Sent	Applicant	Chapter	County	POB Lat	Priority	Comments	Request
12/14/2021	GREY, Rodger & Myrtle DAYZIE-GREY	Kayenta	Navajo	36 39 2.05°N			
12/14/2021	SHORTMAN, Sarahmarie	Shonto	Navajo	36 25 32.77N	110 44 30.62W		
12/14/2021	SHORTMAN, Ian C. & Shona L.	Shonto	Navajo	36 25 33.78N	110 44 20.36W		
12/15/2021	PEACHES, Erik Ryan	Navajo Mountain	Navajo	36 52 6.63N	110 36 37.04W		
12/15/2021	PEACHES, Brandon Everett	Navajo Mountain	Navajo	36 52 3.48N	110 36 41.59W		
12/15/2021	PEACHES, Deidra	Navajo Mountain	Navajo	36 52 4.55N	110 36 41.59W		



General Land Development Department
PO Box 69 | St. Michaels, AZ 86511
928-871-6447 | gldd.org

Environmental Compliance Determination for Homesite

Applicant Information

Applicant: Doyle A. Kalleco Co-applicant: n/a
Agency: Eastern - Crownpoint Chapter: Standing Rock County, State: McKinley, NM
Lat/Long (DMS): 35° 47' 51.20" N, 108° 22' 35.00" W NAD83

Environmental Clearance Reviews

Biological Resource Clearance Form (BRCF): 19HSL-0975 Conditions: Y ☐ N ☒
Cultural Resource Compliance Form (CRCF): HPD-23-209 Conditions: Y ☐ N ☒

Environmental Compliance Determination

The General Land Development Department's Environmental Compliance Determination (ECD) is established using the environmental clearance criteria of the Navajo Nation General Leasing Regulations of 2013 (16 N.N.C. § 2301 et seq.). Violations found through field investigation or reporting, by Navajo Nation cognizant agencies, can result in disciplinary actions and/or termination of lease.

Approved ☒ Conditional Approval ☐ Denied ☐

Findings: the ECD is valid so long as the "Effect/Conditions of Compliance" out-lined on "Cultural Resources Compliance Form" and the "Home Site Biological Clearance Form" are implemented.

The Environmental Compliance Determination (ECD) issued by the General Land Development Department confirms that the above-mentioned home site lease (HSL) application meets the environmental clearance criteria of the Navajo Nation General Leasing Regulations (16 N.N.C. 2301 et seq.). The proposed HSL has no significant impact(s) on the Navajo Nation's cultural, biological, or natural environments.

Action: the lessee and individuals in the immediate area have the primary responsibility to address violations by remediating according to all environmental laws, regulations, policies, and recommendations set forth by the Environmental Reviewer.

Compliance standards have been met and finalization of Homesite Lease application is recommended.

Approved by:
Pamela A. Kyselka, Environmental Specialist GLDD
Date: 06/29/23

Homesite Lease Authority Transition

65 years = \$1.00 / year

Navajo Nation/BIA Approvals



Oct. 2016

March 31, 2017

HSL Regs. Approved

Under the (65) year and \$1 a year according to their Terms/Conditions of the Lease.

All previously approved leases with active terms shall remain valid, provided that the lease is in GOOD STANDING.

75 years = \$12.00 / year

Navajo Nation Approval



April 01, 2017

Applications with consents dated after 4/01/2017 fall under New Regulations of (75) years and \$12 a year rental

COMPLIANCES:

- Biological (HSBCF)
- Archaeology (CRCF)
- Updated Survey Plat
- Environmental Determination (ECD)



MODIFICATION / TRANSFER OF AN APPROVED HOMESITE LEASE:

Can only be done in person at the Agency Land Offices. Modifications include change of marital status, name, probates, and adding/deleting an individual to/from an approved lease. Original Approved Homesite Lease with proof of identification and all other legal documents will be required.

- \$45.00 filing fee, paid with a money order, made payable to the Navajo Nation (Non-refundable)
 - Applicant must be 18 years or older
 - Certificate of Navajo Indian Blood, must have enrollment number with the NN Census Office
 - Marriage License, Divorce Documents, and/or Death Certificate
 - Past unpaid Annual Fees (must be paid in full before any Modification can be done).
- ▶ 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**



Section 9.00 – Existing homes prior to October 4, 2016 – American Rescue Plan Act (ARPA) EXPIRES DECEMBER 31, 2026

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 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

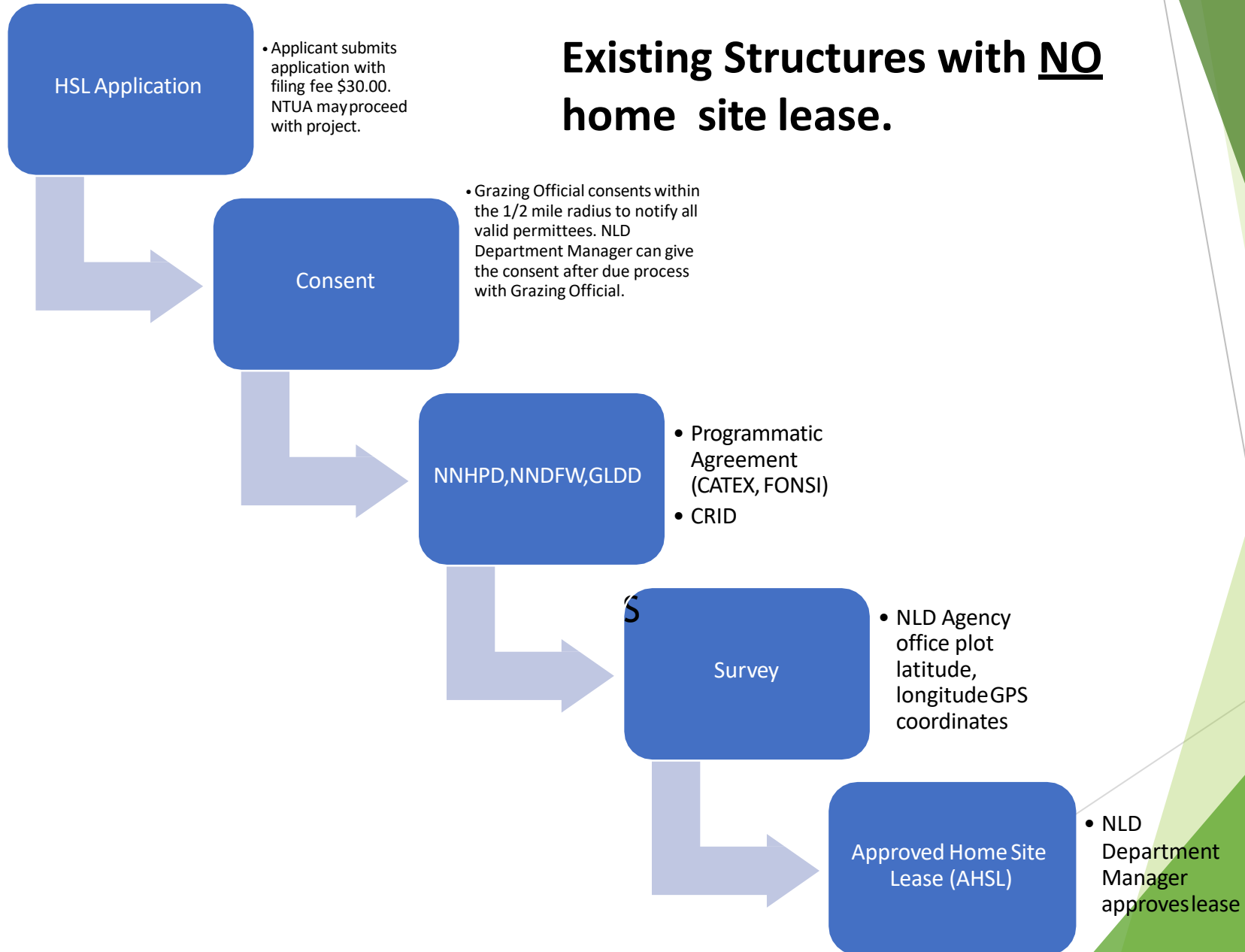
Survey

•NLD Agency office plot latitude, longitude GPS coordinates.

Approved HSL

•NLD Department Manager approves lease.

Option #1: Navajo Land Department



For applications under Section 9.00, you will use the same Homesite Lease Application that is required for a regular Homesite Lease. As the applicant, you are only required to complete the orange-highlighted sections of the application.

Once completed, submit the application to the **Navajo Land Department** along with the following:

A \$30.00 money order (this fee is waived for Honorably Discharged Veterans and applicants 65 years of age or older).

A copy of your Certificate of Indian Blood (CIB).

If you are married, a copy of your valid marriage license.

After your application is received, the Navajo Land Department will review it and continue processing your Section 9.00 Homesite Lease request.

FORM 1

HOMESITE APPLICATION FORM
NAVAJO LAND DEPARTMENT

Page 4 of 6
EXHIBIT "C"

FOR OFFICE USE ONLY

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

When you reach this section of the application under **Section 9.00**, Navajo Land Department staff will enter the GPS coordinates for your homesite, as there is an existing home or structure on the property. Once the GPS coordinates have been entered, the Department Manager will complete and sign the Grazing Official portion of the application so your packet can be submitted for processing.

Please be sure to draw a clear and detailed map showing directions to your home. This will assist staff in accurately locating and verifying your homesite during the application review process.

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:		Datum:	Latitude: N Degree:	Minutes:	Second(s):
BLUE/Area 3 ☐		NAD 83	Longitude: W Degree:	Minutes:	Second(s):
GRAY/Area 4 ☐					
N ↑					
ACKNOWLEDGEMENT					
Grazing Official / Land Board Member			Date		

Once this section has been completed, Navajo Land Department staff will include the **Biological Clearance Waiver Letter** in your application packet in lieu of a biological survey, as permitted under the Section 9.00 process.



The Navajo Nation **DR. BUU NYGREN** *PRESIDENT*
Yideeskáadi 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

Navajo Land
Department staff will
also include the
**Cultural Resource
Compliance Form
(CRCF) Waiver Letter**
in your application
packet. This waiver will
be used in lieu of the
standard
archaeological/cultural
resource clearance
requirements for
applications processed
under **Section 9.00**, as
applicable.



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

The Navajo Nation | Yideeskáadi Nitsáhákees

June 05, 2023

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

via email

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. HHDP 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

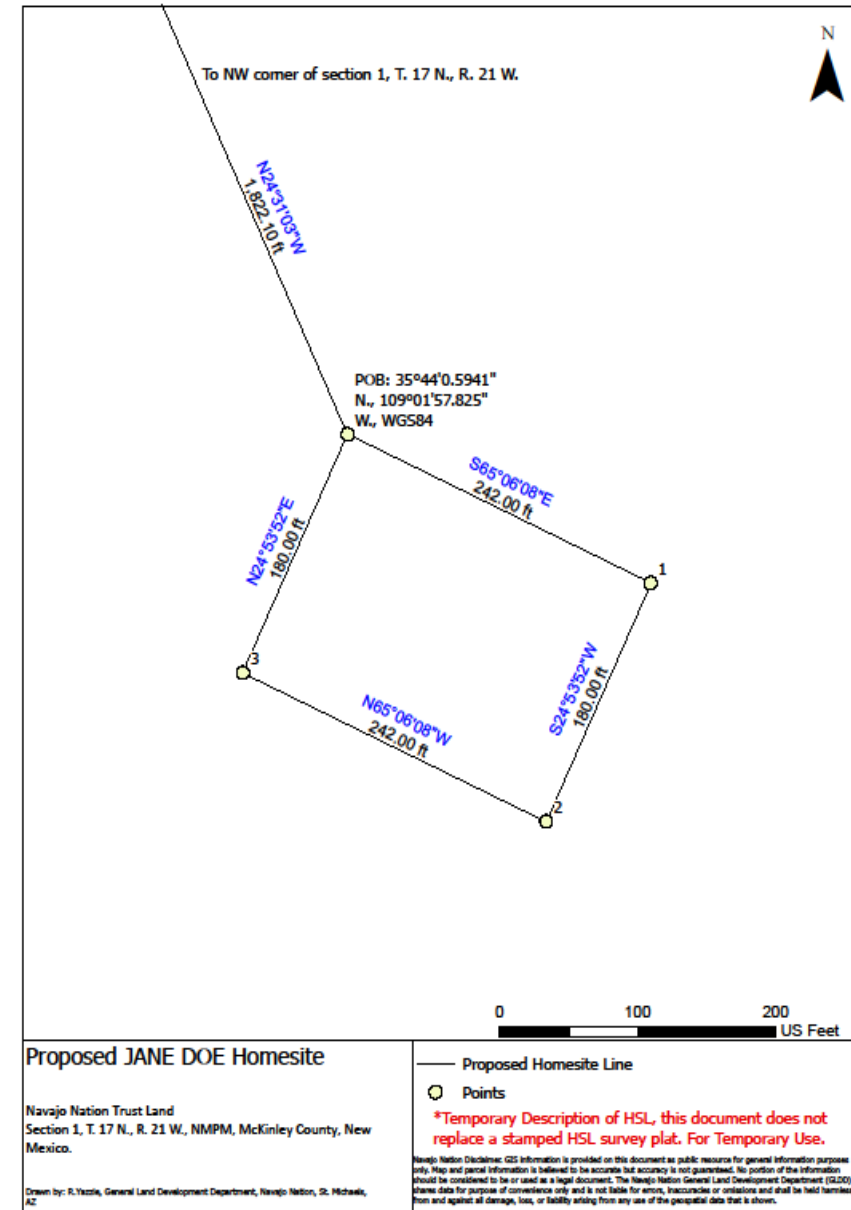
The Administrative Actions identified above no longer involve a federal actions, federal funds, or land disturbances. These actions essentially only require "paperwork" to modify approved Homesite Leases.

HHDP 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.

Post Office Box 7440 • Window Rock, Arizona 86515 • Phone: (928) 871-7100 • Fax: (928) 871-4025

The Navajo Land
Department
GIS/Engineering
Technician will assist
with preparing a
Temporary Survey Plat.
Please note that you
must obtain and submit
a certified, stamped
survey plat by
December 31, 2026.
Failure to do so may
affect the validity of
your Homesite Lease.



Navajo Land Department Manager

FINAL SIGNATURE

FORM NN200RL
April, 2017

THE NAVAJO NATION

HOMESITE LEASE
(Tribal Member Only)
(Trust or Restricted Land Only)

THIS LEASE is made and entered into by and between THE NAVAJO NATION Window Rock, Navajo Nation (Arizona) 86515,

("Lessor"), and Zynneah Iokepa Chee, C# _____, C# _____, whose address is N/A HC 58 Box 70 Unit 323; Ganado, Arizona _____

("Lessee") in accordance with 2 N.N.C. §§ 501 (B) (2) and (3), 16 N.N.C. § 2 RDCO-74-16 of the Resources Committee of the Navajo Nation Council, the 415 (c) as implemented by the regulations contained in 25 C.F.R. Part 162, the Leasing Act regulations, the Navajo Nation Homesite Policies and Proceed amendments or successors thereto, which by this reference are made a part here is held by two or more persons, it shall be held in the following tenore:

N/A

WITNESSETH:

1. DEFINITIONS.

(A). "Approved Encumbrance" means an encumbrance approved by the Lessor.

(B). "Encumbrancer" means the owner and holder of an Approved Encumbrance.

2. **LEASED PREMISES.** For and in consideration of the rents and conditions contained herein, Lessor hereby leases to Lessee all the situated within the Greasewood Springs, Chapter of the Navajo Nation, (County of _____, State of _____) which is more particularly described in Exhibit "A" by this reference made a part hereof, containing approximately 1.00 acre(s), any prior, valid existing rights-of-way. There is hereby reserved and accepted rights-of-way for utilities constructed by or on authority of Lessor.

3. USE OF LEASED PREMISES.

(A). Lessee shall develop, use, and occupy the leased premises for residential only and said premises shall not be used for any other purpose. Lessee may construct, improve and maintain a dwelling and related structures on the leased premises and may otherwise develop or use the leased premises for residential purposes only.

(B). Lessee agrees not to use or cause to be used any part of the leased premises for any unlawful conduct or purpose.

4. **TERM.** Lessee shall have and hold the leased premises for a term of beginning on July 27, 2023 and ending on July 25, 2028. This Lease may be renewed for an additional primary term by approval of the Navajo Land Department, provided that this Lease is in good standing at the time of application. Lessee shall give written notice of intent to renew this Lease to the Department Manager of the Navajo Land Department, or its successor agency or department, at least six (6) months, but no more than twelve (12) months, prior to the expiration date of this Lease. Renewal of

LEASE NO.

39484

1. Lessee is subject to the approval of Lessor pursuant to Navajo Nation law and the regulations promulgated by Resolution No. TDCO-74-16, including all amendments and successors thereto.

RENT.

(A). In consideration of the lease, Lessee shall pay to Lessor the sum of \$100.00 per year, which shall be paid in advance on or before the first day of each year.

(B). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(C). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(D). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(E). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(F). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(G). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(H). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(I). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(J). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(K). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(L). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(M). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(N). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(O). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(P). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(Q). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

(R). If the amount of the rent is not paid on or before the first day of each year, the lease shall be terminated and the premises shall be returned to Lessor.

APPROVED:

THE NAVAJO NATION, LESSOR

27 July 2023
Date

By: 
Department Manager, Navajo Land Department

WITNESSES:

LESSEE(S):

LESSEE Signature

Print Name

LESSEE Signature

Print Name

Annual Homesite Lease Fee

- ▶ The annual Homesite Lease fee is **\$12.00 per year**. Under the new **Navajo Nation 200RL Homesite Lease**, the lease term is **75 years**, resulting in a total lease cost of **\$900.00** ($\12.00×75 years).
- ▶ When you pick up your approved Homesite Lease, you must bring:
- ▶ A valid government-issued photo identification.
- ▶ A **money order for \$60.00**, which covers the first **five (5) years** of your annual lease payments.
- ▶ After your initial payment, you may make future payments according to your preference. You also have the option to pay the remaining balance, or the entire **\$900.00**, in full at any time.
- ▶ **Please make all money orders payable to: NAVAJO NATION.**

Memo for Bathroom Additions – YOU DO NOT NEED A HOMESITE LEASE TO GET A BATHROOM ADDITION.

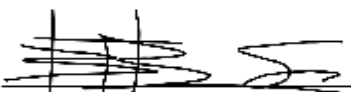


DR. BUU NYGREN *PRESIDENT*
RICHELLE MONTOYA *VICE PRESIDENT*

The Navajo Nation | Yideeskáądi Nitsáhákees

MEMORANDUM

TO: Arbin Mitchell, Division Director
Executive Office
Division of Community Development

FROM: 
Byron Bitsoie Sr., Acting Department Manager III
Navajo Land Department
Division of Natural Resources

DATE: October 2, 2023

SUBJECT: Bathroom Addition Approval

It's to my understanding that the Division of Community Development has acquired a huge task for the Dine people. To be able to start the project you need concurrence from the Department Manager of Navajo Land Department to submit a memorandum of approval. This memorandum is to acknowledge the start of construction, renovations, and additions to all existing structures that are eligible for bathroom additions immediately without a homesite lease.

Thank you in advance for your cooperation. If you have any questions, I can be reached by email at bbitsoie@nnld.org or at (928) 871-6524.

Cc: OPVP
NNDOJ
DNR Admin

RESOLUTION DCMY-53- FEE'S WAIVED FOR ALL "HONORABLE" DISCHARGED VETERANS AND ALL ELDERLYS WHO ARE 65 YEARS AND OLDER.

FEES WAIVED

- \$30.00 Application Waived
- \$20.00 Biological Fee Waived.
- \$900.00 Homesite Lease
Annual Fee waived.

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
23rd Navajo Nation Council --- Fourth Year, 2018

AN ACTION

RELATING TO HEALTH, EDUCATION AND HUMAN SERVICES AND RESOURCES
AND DEVELOPMENT COMMITTEES; APPROVING AN AMENDMENT TO THE NAVAJO
NATION HOMESITE LEASE REGULATIONS, RDCO-74-16, TO WAIVE FEES,
PENALTIES AND FINES FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF
AGE, OR OLDER, AND FOR HONORABLY DISCHARGED VETERANS

BE IT ENACTED:

Section One. Authority

- A. The Health, Education and Human Services Committee of the Navajo Nation Council is the oversight committee for the Division of Social Services and the Division of Veterans Affairs. 2 N.N.C. § 401(C)(1)(6).
- B. The Resources and Development Committee of the Navajo Nation Council is the oversight committee for the Division of Natural Resources. 2 N.N.C. § 501(B)(1).
- C. The Resources and Development Committee of the Navajo Nation Council is empowered to approve procedures for issuing homesite leases, pursuant to 2 N.N.C. § 501(B)(1), through its authority to promulgate rules and regulations for the use and development of Navajo lands.

Section Two. Findings

- A. Pursuant to RDCO-74-16, the Resources Committee of the Navajo Nation Council approved amendments to the Homesite Lease Regulations; and
- B. Pursuant to Exhibit "F" of the Homesite Lease Regulations, attached as **Exhibit "1"**, enacted by RDCO-74-16, the approved Homesite Lease Application Fee; Penalties and Fines Fee Schedule is as follows:

Assignments/Transfers/Modifications

- ▶ The cleanest way to handle any of these situations is to terminate the existing lease and place the clients into a new Navajo Nation 200RL. This option is available only when all lessees and lessors are living. If a lessee or lessor is deceased, the matter must first be resolved through the appropriate legal process, such as probate or a quiet title action, before a new lease can be issued.
- ▶ Additionally, please ensure that you know who the lease will be assigned to. The assignment should be made to someone you trust and who is willing and able to continue maintaining and preserving the homestead.

BENEFITS of a HOME-SITE LEASE

1. Probate Estate (document)
2. Gives Possessory Rights for Land Use and all the Improvements developed.
3. Allows to Enter into Agreement with Utility Company for services.
4. Required for receiving assistance from the Chapter/ Veteran Programs.
5. Can collateral for Mortgage/Financing.

HOMESITE



HOMESITE ELIGIBILITY REQUIREMENTS:

- 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.
- Applicant(s) must be over 18 years of age.
- An applicant can apply for only one homesite lease, with such withdrawal limited to one acre or less of tribal trust land or fee land, excluding withdrawals of lands for residential subdivisions and other types of withdrawals, pursuant to 2 N.N.C. § 501.
- 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 is eligible to apply for a homesite lease.

WHAT IS A HOMESITE LEASE?

Is your home...

- Have you...
- Is your...
- Are you...
- Have you...
- Area 3...
- Area 4...
- Area 5...
- Area 6...
- Area 7...
- Are you...
- Is your...
- How far...

Homesite

GIS

Title, Records, & Land Acquisition

GLDD

Cadastral Survey

Maps

Home



FT. DEFIANCE LAND OFFICE
Located in St. Michaels
(928) 871-6523

CHINLE LAND OFFICE
(928) 871-6523

Frequently Asked Question

- What is the process of getting a homesite lease?
- How long is the Homesite Lease process?
- How much does it cost to get a homesite lease with all the fees, rental payments, and third-party contractors?
- Why does it take so long and why must it go to various places?
- What is a biological and cultural resource clearance? And why do we need it?
- My parent/aunt/uncle/grandparents are deceased how do I go about getting their lease transferred to me or a family member?
- My spouse is not Navajo can they still be put on the lease with me?
- What is the difference between residential and homesite lease?
- Do I have to pay taxes on Fee Land? How much do I have to pay? Where do I go for that?
- How come you guys don't do surveys anymore?

HOMESITE

Homesite

Frequently Asked Questions

HSL Application



Homesite Lease

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.

- »Homesite Lease Application
- »Archaeologists and Surveyors Listing
- »Watch The HSL Process in Navajo
- »Frequently Asked Questions
- Learn more»



Welcome to Navajo

Vision Statement

"Acquire, Record, Regulate, Value, and Protect"

Mission Statement

"To provide quality customer service by using education, to insure proper optimum use of land resources"



Homesite Lease

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.



GIS

Geographic Information Systems works closely with the offices, Bureau of Land Management, and the US Bureau of Land Management to receive and maintain land records, and to provide information to the public.

Maps & Program

Information conducts

receives and maintain land records,



Navajo Land Department

St. Michaels Office

Homesite Section



FIRST	LAST	TITLE	NUMBER	EMAIL
W. Mike	Halona	Division Director	928-871-6592/6593	w.mike.halona@navajo-nsn.org
Immanuel	Charley	Deputy Division Director	928-871-6592/6593	harlan.charley@navajo-nsn.gov
Byron	Bitsoie Sr.	Department Manager III	928-357-6965/6969	bbitsoie@nnld.org
Tonia M.	Sam	Program Manager I	928-357-6967 505-422-9649	tsam@nnld.org
Alicia	Thompson	Senior Homesite Agent	928-357-6957	athompson@nnld.org
Tonya	Jesus	Office Aide	928-357-6968	tonya.jesus@navajo-nsn.gov

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."

Thank you all very much for your attendance and your attention. We will be at the booth to answer any questions you have for us right after this presentation.

