



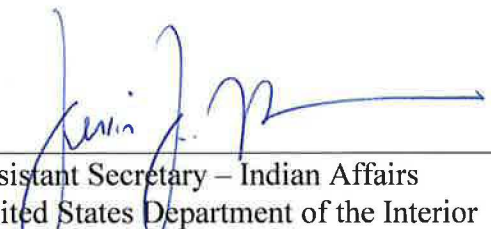
**UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS**

**APPROVAL OF THE  
HO-CHUNK NATION  
AGRICULTURAL LEASING CODE**

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The attached Agricultural Leasing Code, submitted by the Ho-Chunk Nation (listed in the Federal Register, 79 FR 4750 (Jan. 29, 2014), as the Ho-Chunk Nation of Wisconsin), prepared in accordance with the Helping Expedite and Advance Responsible Tribal Home Ownership Act of 2012, consisting of 17 pages and adopted by the Ho-Chunk Nation on November 18, 2014, is hereby approved.

Dated: Feb. 4, 2015

  
\_\_\_\_\_  
Assistant Secretary – Indian Affairs  
United States Department of the Interior

Pursuant to the authority delegated by 209 DM 8

**HO-CHUNK NATION CODE (HCC)  
TITLE 8 – HOUSING, REAL ESTATE AND PROPERTY CODE  
SECTION 9 – AGRICULTURAL LEASING CODE**

**ENACTED BY LEGISLATURE: DECEMBER 17, 2013**

**CITE AS: 8 HCC § 9**

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**CHAPTER I  
INTRODUCTION**

**1. Authority**

a. Article V, Section 2(a) of the Ho-Chunk Nation Constitution (“Constitution”) grants the Legislature the power to make laws, including codes, ordinances, resolutions, and statutes.

b. Article V, Section 2(l) of the Constitution grants the Legislature the power to enact laws to manage, lease, permit, or otherwise deal with the Nation’s lands, interests in lands or other assets.

c. Article V, Section 2(p) of the Constitution grants the Legislature the power to create and regulate a system of property including but not limited to use, title, deed, estate, inheritance, transfer, conveyance, and devise.

d. Article V, Section 2(r) of the Constitution grants the Legislature the power to protect and foster Ho-Chunk religious freedom, culture, language, and traditions.

e. Article V, Section 2(u) of the Constitution grants the Legislature the power to enact laws to regulate domestic relations of persons within the jurisdiction of the Nation.

## **2. Purpose**

The purpose of this Code is to enhance accountability and ensure real property held in trust by United States for the Ho-Chunk Nation (“Nation”) and leased to its members or non-members is used to provide minimal financial risk and clarify the legal responsibility of the Nation.

The Nation has a critical role and responsibility to provide the Nation’s communities and members with a sustainable, compatible method of leasing the Nation’s lands that clarifies the expectations and responsibilities between the lessor and lessee. The Nation recognizes that the provision of land and buildings, including but not limited to barns, sheds, pole buildings, plays a vital role in the successful functional use of the Nation’s lands in all communities.

The Code shall be liberally interpreted and construed to implement the Helping Expedite and Advance Responsible Tribal Home Ownership Act of 2012 (“HEARTH Act”), amended 25 U.S.C. 415, by establishing a process where a Lease Agreement with the Nation will not require the approval of the Secretary of the Interior (“Secretary”) if the Lease Agreement is executed under this Code approved by the Secretary. Nothing in this Code is intended to expand the authority or responsibility of the Secretary beyond that provided for under applicable federal statutes or regulations.

## **3. Intent**

a. The Code covers all land held in trust by United States for the Nation and/or buildings that are leased by the Nation for agricultural purposes on trust lands. The Nation’s real property, consisting of land, buildings, air rights, mineral rights, cultural rights, and all other constitutional, legal and Code rights, may only be used for a purpose that benefits the Nation and the Nation’s members.

b. Lease Agreements may relate to agricultural land and buildings.

c. The Nation will not, under any circumstances, permit the unrestricted use of its property by individuals or groups. Use of the Nation’s properties requires a written lease, license, or contract.

d. The Lessee will agree to abide by all laws of the Nation.

#### **4. Applicability**

a. Except as excluded under Section 4(b) below, or as contrary to applicable federal statutes and regulations this Code shall apply to:

1. Leases providing for agricultural use; and

b. This Code shall not apply to:

1. Residential leases;

2. Commercial or business leases;

3. Mineral leases; or

4. To any lease of individually owned Indian allotted land in accordance with 25 U.S.C. 415(h)(2).

#### **5. Controlling Law**

a. To the extent that this Code conflicts with any applicable federal statutes or regulations the federal statute or regulation shall control.

b. To the extent that any Lease to which this Code applies conflicts with this Code, this Code shall control.

#### **6. Amendment**

This Code may be amended by majority vote of the Ho-Chunk Nation Legislature (“Legislature”), provided that no major substantive amendment hereto shall be effective unless approved by the Secretary in accordance with applicable federal laws and regulations.

#### **7. Effective Date**

This Code shall become effective as the Nation’s law, for all purposes, on the date of enactment by the Legislature and approval by the Secretary.

#### **8. Severability**

If any provision or provisions of this Code shall in the future be declared invalid by the Ho-Chunk Nation Judiciary, the invalid provision or provisions shall be severed and the remaining provisions shall continue in full force and effect.

## **9. Definitions**

For the purpose of this Code the below terms are defined:

a. **Agricultural land.** The Nation's land suited or used for the production of crops, livestock or other agricultural products, or Indian land suited or used for a business that supports the surrounding agricultural community.

b. **Agricultural lease.** A lease of Nation's agricultural land for farming and/or grazing purposes.

c. **Agricultural products.** Agricultural, horticultural, viticultural, and dairy products, livestock and the products thereof, the products of poultry and bee raising, the edible products of forestry, and any and all products raised or produced on farms and processed or manufactured products thereof, transported or intended to be transported in interstate and/or foreign commerce.

d. **Agricultural use.** The production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, and sod, ornamental, nursery, and horticultural crops that are raised, grown, or produced for commercial purposes as well as the raising of domestic animals and wildlife in domestication or a captive environment.

e. **AIARMA.** The American Indian Agricultural Resources Management Act of December 3, 1993 (107 Stat. 2011, 25 U.S.C. 3701 et seq.), as amended on November 2, 1994 (108 Stat. 4572).

f. **Assignment.** An agreement between a Lessee and Assignee, whereby the Assignee acquires all or some of the Lessee's rights, and assumes all or some of the Lessee's obligations, under a lease.

g. **BIA.** The Secretary of the Interior or the Bureau of Indian Affairs within the Department of the Interior and any tribe acting on behalf of the Secretary or Bureau of Indian Affairs under § 162.018.

h. **Code.** A guiding or governing principle that mandates or constrains actions, has Nation-wide application, will change infrequently and sets a course for the foreseeable future, helps to ensure compliance, enhances the Nation's mission and reduces liability risk, and is approved by the authoritative decision-makers of the Nation.

i. **Constructive notice means notice:**

1. Posted at the tribal government office, tribal community building, and/or the United States Post Office; or

2. Published in the local newspaper(s) nearest to the affected land and/or announced on the local radio station(s).
- j. Court of competent jurisdiction. A Federal, Tribal, or State court with jurisdiction.
  - k. DNR. The Nation's Department of Natural Resources.
    1. Fair Annual Lease Value. The amount of rental income that a leased tract of the Nation's land would most probably command in an open and competitive market, or as determined by competitive bidding.
    - m. Interested Party. An Indian or non-Indian individual or corporation, or tribal or non-tribal government whose interests could be adversely affected by a decision of the Nation to lease a Housing Unit or the Nation's land.
    - n. Land Development Team. The Nation's Land Development Team.
    - o. Lease. A written contract between the Nation and a Lessee, whereby the Lessee is granted a right to possess the Nation's land, for a specified purpose and duration. The Lessee's right to possess will limit the Nation's right to possess the leased premises only to the extent provided in the lease.
    - p. Lessee. A person or entity who has acquired a right to possess the Nation's land by executing a Lease.
    - q. Leasehold Estate. The possessory interest in the Nation's land established pursuant to a Lease between a Lessor and a Lessee.
    - r. Leasehold Mortgage. A mortgage, deed of trust, or other instrument that pledges a Lessee's leasehold interest as security for a debt or other obligation owed by the Lessee to a lender or other mortgagee.
    - s. Leasing Office. The Nation's Leasing Office.
    - t. Legislature. The Ho-Chunk Nation Legislature.
    - u. Lessor. The legal, beneficial, or equitable owner of the Nation's land subject to a Lease, including the Nation, and any heir, successor, executor, administrator, or assign of the Lessor.
    - v. LTRO. The Land Titles and Records Office of the Bureau of Indian Affairs.

w. **Material Breach.** A breach of contract that is significant enough to permit the aggrieved party to elect to treat the breach as a total thus excusing that party from further performance and affording it the right to sue for damages.

x. **Nation's land.** Any tract, in which the surface estate is owned the Nation in trust or restricted status, and includes such lands reserved for BIA administrative purposes. The term also includes the surface estate of lands held by the United States in trust for an Indian corporation chartered under Section 17 of the Act of June 18, 1934 (48 Stat. 988; 25 U.S.C. 477).

y. **NEPA.** The National Environmental Policy Act of 1969, 42 U.S.C. 4321 *et seq.*

z. **Permanent Improvements.** Buildings, other structures, and associated infrastructure attached to the Nation's land.

aa. **Public.** Includes enrolled members of the Ho-Chunk Nation, and other persons as authorized by the Legislature, Executive Branch, Judiciary, or General Council to attend a meeting.

bb. **Real Property.** The Nation's property that is land or land and building.

cc. **Secretary.** The Secretary of the Interior.

dd. **Significant Effect on the Environment.** A substantial, or potentially substantial, adverse change on the environment.

ee. **Sublease.** A written agreement by which the Lessee grants to an individual or entity a right to possession no greater than that held by the Lessee under the lease.

ff. **Trespass.** Any unauthorized occupancy, use of, or action on the Nation's land.

gg. **Trust or restricted land.** Any tract, held in trust or restricted status.

hh. **Trust or restricted status.**

1. That the United States holds title to the tract in trust for the benefit of the Nation; or

2. That the Nation holds title to the tract, but can alienate or encumber it only with the approval of the United States because of limitations in the conveyance instrument under Federal law or limitations in Federal law.

ii. **Violation.** A failure to take an action, including payment of compensation, when required by the lease, or to otherwise not comply with a term of the lease. This



definition applies for purposes of our enforcement of a lease under this part no matter how “violation” or “default” is defined in the lease.

**CHAPTER II**  
**APPROVAL OF LEASE, REQUIREMENTS, PROCESS,**  
**PAYMENT, EXTENSIONS, TERMINATION, FORFEITURE,**  
**CONTINUATION, AND RECORDING**

**10. Approval of Leases**

- a. All leases are subject to the approval of the Legislature.
- b. All leases shall be signed by the Vice-President of the Ho-Chunk Nation.
- c. After the Secretary approves this Code, all leases which are approved and executed under this Section shall be effective without federal approval under 25 U.S.C. 415, unless the Secretary rescinds approval of this Code and reassumes responsibility for such approval.
- d. Any lease which is approved and executed under this Section shall refer to this Code as authority for its execution on behalf of the Nation.

**11. Lease Requirements**

- a. All leases shall be in writing, and at a minimum, shall:
  1. Describe the tract or parcel of the Nation’s land that is being leased and where it is located with reference to a public or private survey plan, if available, in terms sufficient to determine the location;
  2. State the purpose of the lease and authorized uses of the premises;
  3. Identify the parties to the lease;
  4. State the effective date and term of the lease, which shall not exceed twenty-five (25) years except that any such lease may include an option to renew for up to one (1) additional term, which may not exceed twenty-five (25) years. The Lessee shall notify the Leasing Office of the intent to renew at least ninety (90) days before such lease is due to expire;
  5. Specify all rent and payment requirements, including payment due dates, payee, place of payment, and any interest;
  6. State, if leased land is within an irrigation district, the following:

If the leased premises are within an Indian irrigation project or drainage district, except as provided by 25 C.F.R. 171, the Lessee must pay all operation and maintenance charges that accrue during the lease term. The Lessee must pay these amounts to the appropriate office in charge of the irrigation project or drainage district.

7. State the due diligence and insurance requirements that apply, if any;

8. A performance bond shall not be required;

9. If a Lease authorizes the Lessee to make Permanent Improvements during the term of the Lease the Lease shall identify the general type of each improvement by providing a building plan, construction schedule, and the location of the improvement, and the responsibility for constructing, operating, maintaining, and managing the Permanent Improvements during the Lease term. The Lessee shall be required to provide reasonable notice to Lessor of the construction of any Permanent Improvements not described in the lease. Ownership of Permanent Improvements shall be defined by the Lease.

10. State whether there will be rental reviews or adjustments, how and when they will be done, when any adjustments will be effective, and how disputes regarding adjustments will be resolved;

11. State the process for amendment, which shall be in writing, signed and approved by both parties;

12. State the governing law, which may include the Nation's laws and applicable federal statutes and regulations; and

13. Include or attach supporting documents, if necessary, including the following:

i. If the Lessee is a corporation, partnership or other legal entity, it must provide organizational and financial documents, as needed to show that the lease will be enforceable against the Lessee and the Lessee will be able to perform all of its lease obligations.

ii. The Lessee, when appropriate, must provide environmental and archaeological reports, surveys, and site assessments, as needed, to document compliance with NEPA and other applicable federal and tribal land use requirements.

14. Include or attach all other provisions required under any applicable federal statutes or regulations, including without limitation, each of the required terms for leases set forth in 25 C.F.R. 162.219.

15. State that agricultural land under the jurisdiction of a Nation must be managed in accordance with the goals and objectives of agricultural resource management plan and/or conservation plan developed by the Nation, if any, or by the BIA in close consultation with the Nation, under AIARMA.

## **12. Lease Application Process**

a. **Land Use and Site Planning:** Agricultural leases are issued only for properties identified appropriate for Agricultural development within the Nation's Land Use Plan and should be consistent with the Nation's official zoning map. Prior to approval of an Agricultural lease, an acreage map will be provided to the Leasing Office as a plan-of-record.

b. **Site Availability:** The Leasing Office will maintain grid maps for property which the Legislature has approved for agricultural development.

c. **Initial Screening:** Division of Planning and Development ("Planning") staff will verify in writing to the Leasing Office that land is zoned agricultural.

d. **Pre-application:** Applicant requests assistance in acquiring an Agricultural lease from the Leasing Office. After the applicant identifies an agricultural site, the Leasing Office confirms that the parcel is available for lease and appropriately zoned. Planning must be consulted to address potential plan amendments, rezoning, or other land-use regulations. A preliminary site evaluation may be completed by the appropriate entities of the Nation.

e. **Application Submittal:** Applicant submits a completed application to the Leasing Office (see completed application requirements). The Leasing Office retains the original application. The application is stamped in with submitted time and date and expires three (3) months from the stamped date if no action is taken.

f. **Application Review:** The Leasing Office staff will review the application for completeness. Incomplete applications will be returned to the Applicant with a letter outlining information necessary to move the application forward. Completed applications are filed with the Leasing Office.

g. **Agricultural Lease Approval:** Once the lease application is complete, the Leasing Office will draft a standard Agricultural Lease per the requirements under Section 11 of this Code. The Leasing Office staff will send the proposed Agricultural Lease to the Land Development Team ("LDT") for review. The LDT will make an advisory recommendation to the Legislature. The Legislature will approve or deny the

Agricultural Lease. Formal ratification by the Legislature is required prior to moving forward with the Agricultural Lease. The Legislature may table the Agricultural Lease pending additional information, if needed. The Vice-President will sign two (2) original completed Agricultural Leases and forward the approved lease to the Leasing Office with a copy of the Legislative resolution authorizing the Agricultural Lease. Legislature shall provide both an original signed Legislative Resolution and original signed Agricultural Lease to the Leasing Office. Leasing Office will record and retain the original documents in a lease file.

### **13. Payment**

a. For any Lease requiring payments to be made to the Nation the Nation shall provide the Secretary with such documentation of the lease payments that are sufficient to enable the Secretary to discharge the trust responsibility of the United States such that:

1. The United States shall not be liable for losses sustained by any party to a lease executed; or

2. Pursuant to the authority of the Secretary to fulfill the trust obligation of the United States to the Nation under Federal law (including regulations), the Secretary may, upon reasonable notice from the Nation and at the discretion of the Secretary, enforce the provisions of, or cancel, any lease executed by the Nation.

### **14. Termination of Lease**

a. The lease may naturally terminate when the purpose of the Lease is complete or as mutually agreed upon by both parties.

b. In the event that conditions beyond the reasonable control of Lessor, which in Lessor's sole discretion cause Lessor to believe, in good faith, that this Lease cannot be reasonably performed by either party, Lessor may terminate the Lease, without penalty, at any time.

c. Grounds for termination of this Land Lease include, but are not limited to:

1. Default of an expressed condition precedent;

2. Manifestation of an expressed condition subsequent;

3. Material breach by Lessee; or

4. Material breach by Lessor.

d. Upon expiration or termination of the Lease, the Lessee shall, upon demand, surrender to the Lessor complete and peaceable possession of the property and all improvements thereon shall become the property of the Lessor.

### **15. Trespass**

If an individual or entity takes possession of, or uses, the Nation's land without a lease and a lease is required, the Nation may treat the unauthorized possession or use as a trespass. The Nation may take action to recover possession and pursue any additional remedies available under applicable law.

### **16. Forfeiture of Lease**

A Lessee may forfeit their lease by obtaining a Lease Cancellation Form from the Leasing Office. The Lessee must submit a signed, notarized original to the Leasing Office. The Leasing Office will forward the form along with a resolution rescinding the lease to the Legislature for action. If the resolution is executed, it is filed with the Leasing Office. The property will then be offered in accordance with the Selection Review section of the lease process. If the forfeiture is denied the lease shall remain in full force and effect.

### **17. Lease Renewal**

The Leasing Office will review requests for lease renewal on a case-by-case basis.

### **18. Recording**

a. The Leasing Office will provide the completed Lease and the Designation of a Beneficiary of Lease Form for signature by applicant. Lessee shall be required to pay lease rent as is indicated by lease agreement prior to lease issuance. Following signing and payment of rent Leasing Office will record and provide a certified copy to the Lessee. Original documents will be maintained by Register of Deeds Office and with the Bureau of Indian Affairs Land Titles and Records Office (LTRO) with jurisdiction over the Nation. The Department of Housing will receive a certified copy where indicated.

b. In the case(s) where, under the lease terms, the Lessee is required to pay an amount equal to the property taxes, Lessee shall be required to pay a security deposit equal to the amount of the taxes for the previous year plus agree to pay any increase that may occur. Further Lessee shall complete a waiver form authorizing future payments to be escrowed or automatically deducted from their pre-capita payments.

### **19. Ownership of Records**

Records of activities taken pursuant to this Code are the property of the Nation.

**CHAPTER III**  
**PURPOSE OF REVIEW, REQUIREMENTS FOR APPROVAL, CATEGORICAL EXCLUSIONS,**  
**AND ENVIRONMENTAL REVIEW**

**20. Purpose of Review**

The purpose of this Section is to establish an environmental review process that satisfies the requirements of 25 U.S.C. 415(h)(3)(B)(ii).

**21. Requirements for Approval**

a. The Legislature shall not approve a lease under Section 10 of this Code unless:

1. The Ho-Chunk Nation Division of Natural Resources (DNR) has reviewed the lease and such other information as may be necessary to identify and evaluate any Significant Effect on the Environment of the intended use of the premises, and has:

i. Made a determination that the uses authorized by the lease are included within the categorical exclusion stated in Section 22 and provided that determination in writing to the Leasing Office; or

ii. Issued a final decision after following the procedure set forth in Section 23;

2. The DNR has provided the Leasing Office with notice that the Nation has carried out a project or activity funded by a federal agency and that it has relied on the Environmental Review Process of the applicable federal agency rather than the procedures set forth in Section 23.

**22. Categorical Exclusions**

a. The Legislature hereby finds that the following actions do not individually or cumulatively have a Significant Effect on the Environment, and therefore, except as otherwise provided in subsection 22(b), are categorically excluded from the procedures set forth in Section 23:

1. Approval of a lease for five (5) acres or less of contiguous land for construction and Agricultural use of a single structure of one (1) to four (4) dwelling units and any associated improvements, access roads, and utilities.

b. Notwithstanding subsection 23(a), the DNR shall follow the procedures set forth in Section 23 if it determines that extraordinary circumstances exist under which the Agricultural use of the premises may, individually or collectively, have a Significant Effect on the Environment, including without limitation, as set forth below:

1. Substantial controversy on environmental grounds;
2. Presence of cultural resources; or
3. Presence of historic properties.

### **23. Environmental Review**

a. Unless a categorical exclusion applies the DNR shall cause the effects on the environment of the intended uses authorized by the proposed lease to be identified and evaluated as follows:

1. If the DNR determines that the uses authorized by the proposed lease will not have a Significant Effect on the Environment then it shall cause the following to occur in order set forth below:

i. A finding of no significant impact shall be issued and posted for a minimum of fifteen (15) calendar days in a prominent, noticeable place in the Nation's Executive Office Building.

ii. If there is a substantial interest in holding a public meeting it shall be held in accordance with 2 HHC § 2.5 to provide an opportunity for Nation members and non-members to comment, both written and verbal, on the finding of no significant impact.

iii. Comments shall be reviewed and analyzed and a report shall be issued by the DNR responding to relevant and substantive comments, if any, regarding the finding of no significant impact. The report shall be posted for a minimum of fifteen (15) calendar days in a prominent, noticeable place in the Nation's Executive Office Building.

iv. Unless subsection 23(a)(2) applies a final decision on confirming that the uses authorized by the proposed Lease are expected to have no Significant Effect on the Environment shall be issued, sent to the Legislature for approval, and posted for fifteen (15) calendar days in a prominent, noticeable place in the Nation's Executive Office Building.

2. If the DNR determines that the proposed lease will have a Significant Effect on the Environment then it shall cause the following to occur in the order set forth below:

i. A draft environmental review which identifies and evaluates any Significant Effect of the Environment of uses authorized by the



proposed lease shall be issued and posted for a minimum of thirty (30) calendar days in a prominent, noticeable place in the Nation's Executive Office Building;

ii. A meeting shall it shall be held in accordance with 2 HHC § 2.5 on the draft environmental review to provide an opportunity for Nation members and residents on the Nation's land to comment, both written and verbal, on any Significant Effect on the Environment of the uses authorized by the proposed Lease;

iii. Comments shall be reviewed and analyzed and a report by the DNR shall be issued responding to relevant and substantive comments, if any, on any Significant Effect on the Environment of the uses authorized by the proposed lease. The report shall be posted for a minimum of thirty (30) calendar days in a prominent, noticeable place in the Nation's Executive Office Building;

iv. A final environmental review describing the conclusions of the DNR report on the issues and evidence gathered under this Subsection shall be issued and posted for a minimum of thirty (30) calendar days in a prominent, noticeable place in the Nation's Executive Office Building; and

v. A final decision assessing the potential for any Significant Effect on the Environment associated with the uses authorized by the lease shall be issued, sent to the Legislature for approval, and posted for a minimum of thirty (30) calendar days in a prominent, noticeable place in the Nation's Executive Office Building.

vi.

#### CHAPTER IV

#### APPROVAL OF SUBLEASE AND ASSIGNMENT, REQUIREMENTS AND RECORDING

#### 24. Approval of Sublease and Assignment

a. All Subleases and Assignments, other than to a Mortgagee, shall be subject to the approval of the Legislature in manner consistent with the Nation's Constitution and laws.

b. All Subleases and Assignments which are subject to the approval of the Legislature shall be signed on behalf of the Vice-President.

c. After the Secretary approves this Code, all Subleases and Assignments which are approved and executed under this Section shall be effective without federal approval under 25. U.S.C. 415, unless the Secretary rescinds approval of this Code and reassumes responsibility for such approval.



d. All Subleases and Assignments shall require the prior approval of any Mortgagee or Surety, if required by the Mortgage or Surety Agreement.

## **25. Requirements**

- a. A Lessee may sublease the Nation's land in accordance with this Section.
- b. A Lessee may assign a lease in accordance with this Section.
- c. No Sublease shall relieve the Lessee or sublessor of any liability under the lease.
- d. In any Assignment, other than to a Mortgagee of the Leasehold Estate, the assignee must agree in writing to assume all of the obligations and conditions of the lease, and that the lease is subject to all applicable laws.

## **26. Recording**

All Subleases and Assignments and amendments thereto shall be recorded and maintained by the Leasing Office with copies provided to the LTRO with jurisdiction over the Nation's land.

### **CHAPTER V** **APPROVAL OF LEASEHOLD MORTGAGE AND RECORDING**

## **27. Approval of Leasehold Mortgage**

- a. All Leasehold Mortgages under a lease must be separately authorized by the Legislature, unless the lease authorizes a Leasehold Mortgage and states the law governing foreclosure.
- b. After the Secretary approves this Code, all Leasehold Mortgages which are authorized under this Section shall be effective without federal approval under 25 U.S.C. 415 unless the Secretary rescinds approval of this Code and reassumes responsibility for such approval.

## **28. Recording**

All Leasehold Mortgage, assignments, amendments, and sales relating thereto shall be recorded and maintained at the Leasing Office and with copies of the Leasehold Mortgages and related documents provided to the LTRO with jurisdiction over the Nation's land, to the extent required by a Mortgagee. A Leasehold Mortgage shall also be recorded in the appropriate county register of deeds.

**CHAPTER VI**  
**COMPLAINT, FORM OF COMPLAINT, INFORMAL RESOLUTION, DECISION, APPEAL, AND**  
**NO WAIVER OF SOVEREIGN IMMUNITY**

**29. Complaint**

An Interested Party who has reasonable grounds to believe that the Nation has failed to comply with this Code has the right to file a Complaint under this Section.

**30. Form of Complaint**

The Complaint shall be in writing, signed by the Interested Party, with a description of the alleged noncompliance with this Code which is the subject of the Complaint, state all relief requested and submitted to the Executive Director of Heritage Preservation.

**31. Informal Resolution**

The Executive Director of Heritage Preservation shall make reasonable efforts to resolve the Complaint informally, including, but not limited to, scheduling a meeting with the Interested Party for such purpose. All Complaints which are resolved through such informal resolution shall be reduced to writing and signed by the Executive Director of Heritage Preservation and the Interested Party.

**32. Decision**

If the Complaint is not resolved informally, the Executive Director of Heritage Preservation shall issue a decision on the Complaint, which shall be in writing and signed by the Executive Director of Heritage Preservation. The Executive Director of Heritage Preservation shall cause the decision to be delivered to the Interested Party no later than thirty (30) business days after receipt of the Complaint. The decision of the Executive Director of Heritage Preservation shall constitute a final decision.

**33. Appeal**

In accordance with 25 U.S.C. 415(h)(8)(A) an Interested Party who has exhausted the Nation's remedies set forth in this Section may submit a petition to the Secretary, at such time and in such form as the Secretary deems appropriate, to review the Nation's compliance with this Code.

**34. No Waiver of Sovereign Immunity**

Nothing in this Code shall be deemed to waive the sovereign immunity of the Nation or any of its officials, employees, or representatives.