



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

APPROVAL OF

**PASCUA YAQUI TRIBE OF ARIZONA
RESIDENTIAL LEASING ORDINANCE**

The attached Residential Leasing Ordinance, submitted by the Pascua Yaqui Tribe of Arizona (listed in the Federal Register, Vol. 86, No. 18 FR 7556 (January 29, 2021) as the Pascua Yaqui Tribe of Arizona), and prepared in accordance with the Helping Expedite and Advance Responsible Tribal Home Ownership Act of 2012, consisting of 16 pages and adopted by the Pascua Yaqui Tribal Council on April 14, 2021, is hereby approved.

Dated: October 26, 2021



Bryan Newland
Assistant Secretary – Indian Affairs
United States Department of the Interior

Pursuant to the authority delegated by 209 DM 8

“ORDINANCE OF THE PASCUA YAQUI TRIBE ADDING TITLE 8, PART IV, CHAPTER 4-4 OF THE PASCUA YAQUI TRIBAL CODE, “THE PASCUA YAQUI RESIDENTIAL LEASING ORDINANCE”

Section 1. Purpose

To establish The Pascua Yaqui Residential Leasing Ordinance and to provide authorization and guidance for its operation.

Be it enacted by the Tribal Council of the Pascua Yaqui Tribe, this Ordinance, which hereby adds new Title 8, Part IV, Chapter 4-4 of the Pascua Yaqui Tribal Code (PYTC) that reads as follows:

**“TITLE 8– REGULATORY CODE
PART IV – PROPERTY
CHAPTER 4-4 RESIDENTIAL LEASING ORDINANCE**

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TITLE 8 - REGULATORY CODE
PART IV – PROPERTY
CHAPTER 4-4 RESIDENTIAL LEASING ORDINANCE

Legislative History: Enacted in Pascua Yaqui Tribal Code on April 14, 2021 by Resolution No. C04-91-21 and Ordinance No. 10-21. This Ordinance supersedes and replaces the Residential Leasing Act adopted by Resolution No. C07-172-20, which superseded and replaced the Residential Leasing Act originally adopted by Resolution C05-82-16.

Amended on July 8, 2020, by Resolution No. C07-17-20 and ORD 34-20.

Amended on April 14, 2021, by Resolution No. C04-91-21 and ORD 10-21.

SUBCHAPTER A GENERAL PROVISIONS

Section 10 Short Title (8 PYTC § 4-4-10)

This Act shall be known as the “Residential Leasing Ordinance.” This Ordinance shall replace and supersede any and all previously adopted versions of Tribal Law referred to as the Residential Leasing Act.

Section 20 Authority (8 PYTC § 4-4-20)

The Tribal Council enacts this Ordinance pursuant to the duties of the Tribal Council stated in Article IX, subsections 1(a), (c), and (d) of the Constitution and the legislative powers of the Tribal Council enumerated in Article IX, subsections 2(a) and (d), and (j) of the Constitution.

Section 30 Purpose (8 PYTC § 4-4-30)

This Ordinance shall be liberally interpreted and construed to implement the Helping Expedite and Advance Responsible Tribal Home Ownership Act of 2012 (“HEARTH Act” P.L.112 -151, 126 Stat.1150 (July 30, 2012)), by establishing a process under which the Lease of a parcel of Tribal Land by the Tribe will not require the approval of the Secretary of the Interior if the Lease is executed under this Ordinance approved by the Secretary of the Interior. Nothing in this Ordinance is intended to expand the authority or responsibility of the Secretary of the Interior beyond that provided for under applicable federal statutes or regulations.

Section 40 Applicability (8 PYTC § 4-4-40)

(A) This Ordinance shall apply to Leases providing for the possession or use of any Tribal Land for residential purposes. This Ordinance shall not be construed to affect Leases approved prior to effective date of this Ordinance.

- (B) This Ordinance shall not apply to any business, commercial, agricultural, solar or renewable energy lease. This Ordinance does not apply to fee lands, individually owned Indian lands or fractionated interests.

Section 50 Controlling Law (8 PYTC § 4-4-50)

- (A) To the extent that this Ordinance conflicts with any applicable federal statutes or regulations, the federal statute or regulation shall control.
- (B) To the extent any Lease to which this Ordinance applies conflicts with this Ordinance, this Ordinance shall control.

Section 60 Severability (8 PYTC § 4-4-60)

If any provision of the Residential Leasing Ordinance is deemed unlawful, invalid, or preempted by federal law by a court of competent jurisdiction, that provision shall be severed and the remainder of this Ordinance not deemed unlawful, invalid or preempted, shall continue in full force and effect.

Section 70 Effective Date (8 PYTC § 4-4-70)

This Ordinance shall become effective as Tribal Law, for all purposes, on the date of enactment by the Tribal Council and approval by the Secretary of the Interior.

Section 80 Amendment (8 PYTC § 4-4-80)

The Residential Leasing Ordinance may be amended by the Tribe's Tribal Council at a duly called meeting of the Tribal Council. Any substantive amendments to the Residential Leasing Ordinance must be submitted to and approved by the Secretary of the U.S. Department of Interior.

SUBCHAPTER B DEFINITIONS

Section 90 Definitions (8 PYTC § 4-4-90)

- (A) As used in this Ordinance, the capitalized terms set forth below shall have the following meanings:
 - (1) Ordinance" means this Residential Leasing Ordinance.
 - (2) "Assignment" means an agreement between a Lessee and an assignee, whereby the assignee acquires all or some of Lessee's rights, and assumes all or some of Lessee's obligations under a Lease.
 - (3) "Best Interests of the Tribe" means the balancing of interests in order to attain the highest economic income under the circumstances, provide incentives to increase

economic development, preserve and enhance the value of Tribal Land, increase employment on Tribal Land, and preserve the sovereignty of the Tribe.

- (4) "Chairman" and "Vice Chairman" means the Chairman and Vice Chairman selected pursuant to the provisions of Article V, Section 3, of the Constitution, regardless of gender of the person serving in that office.
- (5) "Constitution" means the Constitution of the Tribe.
- (6) "Designated Assignee" means any lender to which a Mortgagee has or may transfer or assign its interest in a Lease or Leasehold Mortgage.
- (7) "Director" and "Land Director" mean the Director of the Tribe's Land Department.
- (8) "Environmental Review Process" means the process undertaken by the Tribe to identify and evaluate whether the proposed action of approval of a Lease under this Residential Leasing Ordinance will have any Significant Effects on the Environment, as defined in this Residential Leasing Ordinance.
- (9) "Housing Unit" means all or any portion of any house, home, building or other structure used as a residence by any person, which is located on Tribal Land subject to a Lease.
- (10) "Land Department" means the Pascua Yaqui Land Department.
- (11) "Lease" means a written contract between the Tribe and a Lessee which may be entered into between the Tribe and a Lessee, whereby the Lessee is granted a right to possess Tribal Land as defined in this Ordinance for residential purposes.
- (12) "Lessee" means a person who has acquired a legal right to possess Tribal Land for residential purposes.
- (13) "Leasehold Estate" means the possessory interest in Tribal Land established pursuant to a Lease between a Lessor and a Lessee.
- (14) "Leasehold Mortgage" means a Mortgage, or other instrument that pledges the Leasehold Estate of Lessee as security for a debt or other obligation owed by the Lessee to a lender or other Mortgagee.
- (15) "Lessor" means the Tribe.
- (16) "LTRO" means the Land Titles and Records Office of the BIA.
- (17) "Mortgage" means a lien on a Leasehold Estate given to secure advances on a loan to purchase, construct, refinance, improve or renovate Tribal Land, and may

refer both to a security instrument creating a lien, whether called a mortgage, deed of trust, security deed, or other term, as well as the credit instrument, or note, secured thereby.

- (18) “Mortgagee” means any person, entity or governmental agency which lends under a Leasehold Mortgage, and includes any Designated Assignee, or any successor or assignee thereof.
- (19) “Mortgagor” means the Tribe or any person or entity who has executed a Leasehold Mortgage, including any successor or assignee thereof.
- (20) “Ordinance” means this Residential Leasing Ordinance.
- (21) “Permanent Improvements” means buildings, other structures, and associated infrastructure attached to the Premises.
- (22) “Premises” means any portion of Tribal Land, as described in any Lease for residential purposes, and any common areas and grounds appurtenant thereto.
- (23) “Public” for purpose of the Environmental Review Process defined in this Business Site Leasing Code means any person with the potential to be directly and significantly impacted by the Lease or Lease activity.
- (24) “Secretary” means the Secretary of the U.S. Department of Interior.
- (25) “Significant Effect on the Environment” means a substantial, or potentially substantial adverse change in the environment of Tribal Land of the Pascua Yaqui Tribe which may include land, air, water, minerals, flora, fauna, ambient noise, cultural areas and objects of historic, cultural, aesthetic, or socio-economic significance.
- (26) “Sublease” means 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.
- (27) “Tribal Council” means the governing body of the Tribe established pursuant to Article V of the Constitution.
- (28) “Tribal Land” means any tract in which the surface estate is held by the United States in trust or restricted status for the benefit of the Tribe , and includes such lands reserved for BIA administrative purposes and the surface estate of lands held by the United States in trust for the Tribe or an Indian corporation chartered under section 17 of the Act of June 18, 1934 (48 Stat. 988; 25 U.S.C. 477).
- (29) “Tribal Law” means all acts, codes, ordinances, or other legislative action of the Tribe, along with all rulings of the Tribe’s Tribal Court or Court of Appeals.

- (30) “Tribe” means the Pascua Yaqui Tribe, a federally recognized Indian tribe.
- (31) “Trust or Restricted Land” means any tract held by the United States in trust or restricted status for the benefit of the Tribe.”
- (32) “Trust or Restricted Status” means:
 - (a) That the United States holds title to the tract in trust for the benefit of the Tribe; or
 - (b) That the Tribe 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.

SUBCHAPTER C LEASE REQUIREMENTS

Section 100 Approval of Lease (8 PYTC § 4-4-100)

- (A) All Leases shall be subject to the approval of the Tribal Council in accordance with Tribal Law and the Constitution.
- (B) All Leases shall be signed on behalf of the Tribe by the Chairman, or in his or her absence, the Vice Chairman, or any other designated elected Tribal officer provided with delegation to sign on behalf of the Tribe.
- (C) After the effective date of this Ordinance, Leases which are approved and executed under this Ordinance, shall be effective without federal approval unless the Secretary of the Interior rescinds approval of this Ordinance and reassumes responsibility for such approval.
- (D) Any Lease which is approved and executed under this Ordinance shall refer to this Ordinance as authority for its execution on behalf of the Tribe.
- (E) Required Lease application information shall include the following:
 - (1) Legal name of applicant, address, telephone and email contact information;
 - (2) Tribal enrollment information, if any;
 - (3) If applicant is an entity or business, the nature of the business or entity, the entity structure and any business organization documents and the State or other jurisdiction of organization of the entity;
 - (4) any other information required by the Lessor or by Tribal or Federal Law to permit the applicant to reside in a Housing Unit on Tribal Land; and

- (5) prior to final approval of a Lease, an applicant shall provide any updated information concerning changes, if any, to the lease application information initially submitted pursuant to this Section; The applicant's signature, and if applicable, the representative capacity of the signer and their authorization to sign if signing on behalf of an entity.

Section 110 Lease Requirements (8 PYTC § 4-4-110)

(A) All Leases shall be in writing, and at a minimum, shall:

- (1) Describe the tract or parcel of Tribal Land being leased, or on which a parcel being leased is located with reference to a public or private survey plan, if available, in terms sufficient to determine its location and meet the recording requirements for BIA's Land Title and Records Office (LTRO);
- (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 seventy-five (75) years.
- (5) If a Lease authorizes the Lessee to make Permanent Improvements during the term of the Lease, identify the general type and location of each improvement, and the responsibility for constructing, operating, maintaining, and managing Permanent Improvements during the Lease term, require reasonable notice to Lessor of the construction of any Permanent Improvement not described in the Lease and address the ownership and disposition of each improvement at the expiration or termination of the Lease; if Permanent Improvement(s) are authorized, the lease must include a provision specifying that the Tribe has the option to waive the removal of the Permanent Improvement(s) and take possession of any such improvement if the Permanent Improvement is not removed within a specified period time; if required by the Tribe, each lease shall include a reclamation and restoration plan;
- (6) Specify all rent and payment requirements, including payment due dates, payee, form of payment, late payment charges and special fees, including any administrative processing fees, taxes and assessments, if any, place of payment, and any interest;
- (7) For Leases that are not for Housing Units for public purposes, provisions for periodic review and adjustment of the rent by the Land Department at least every five (5) years, unless the Tribe determines in a Tribal certification or authorization that no such review is in the Best Interests of the Tribe. Adjustments will be developed by the Land Department, and any adjustments shall be based on increase

in fair market value of the lease. Any disputes regarding adjustments will be subject to Subchapter G of this Ordinance;

- (8) State the due diligence, performance bond and insurance requirements that apply, if any;
- (9) State the process for amendment, which shall be only in writing signed by both parties, and with the consent of any Mortgagee;
- (10) State the governing law, which may include Tribal Law and applicable federal statutes and regulations;
- (11) Require the lessee to hold the United States and the Tribe harmless from any loss, liability, or damages resulting from the lessee's use or occupation of the leased premises;
- (12) Require the lessee to indemnify the United States and the Tribe against all liabilities or costs relating to the use, handling, treatment, removal, storage, transportation, or disposal of hazardous materials, or the release or discharge of any hazardous material from the leased premises that occurs during the lease term, regardless of fault, with the exception that the lessee is not required to indemnify the Indian landowners for liability or cost arising from the Tribe's negligence or willful misconduct;
- (13) If the lessee is a corporation, limited liability company, partnership, joint venture, or other legal entity, except a tribal entity, information such as organizational documents, certificates, filing records, and resolutions, that demonstrates that:
 - (a) The representative has authority to execute a lease;
 - (b) The lease will be enforceable against the lessee; and
 - (c) The legal entity is in good standing and authorized to conduct business in the jurisdiction where the land is located.
- (14) Include a provision that states the Lessee will comply with all applicable laws and there must not be any unlawful conduct or illegal activity on the leased premises;
- (15) If the leased premises are within an irrigation project or drainage district, the lessee must pay all operation and maintenance charges; and
- (16) Include a provision which states that the Lessor or the Secretary may, upon reasonable notice, and at the Lessor or the Secretary's discretion, enter the leased premises to enforce or terminate the lease.

Section 120 Payment (8 PYTC § 4-4-120)

The Tribe will provide the Secretary with documentation regarding payment of rent for the purpose of allowing the Secretary to discharge the trust responsibility.

Section 130 Trespass and Lease Violations (8 PYTC § 4-4-130)

Leases of Tribal Land shall require the Lessee to provide the Tribe with such documentation of any trespass or any other violation of the lease as the Tribe may request to enable the Tribal Council to determine the appropriate remedy for trespass or lease violation including but not limited to, cancellation or termination of the lease. Negotiated remedies may be considered by the Tribe.

Section 140 Recording (8 PYTC § 4-4-140)

All leases amendments, assignments, subleases, and mortgages thereto shall be recorded with the Pascua Yaqui Land Department and forwarded to the BIA office having jurisdiction over the Tribe's leasing activities for encoding, imaging and recording with the LTRO. Lease documents shall also be recorded in the appropriate county register of deeds to the extent required by a Mortgagee.

SUBCHAPTER D ENVIRONMENTAL REVIEW PROCESS AND DOCUMENTATION

Section 150 Requirements for Approval (8 PYTC § 4-4-150)

- (A) The Tribal Council shall not approve a Lease under this Ordinance, and neither the Chairman, Vice Chairman nor any other designated elected Tribal officer provided with delegation to sign on behalf of the Tribe, nor the Land Director (if delegated to sign) shall sign a Lease unless:
 - (1) The Land Department 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:
 - (a) Determined that the uses authorized by the Lease are included within a categorical exclusion stated in Section 160 of this Act and provided a written determination to the Tribal Council; or
 - (b) Issued a final decision after following the procedures set forth in Section 170 of this Ordinance; or
 - (i) The Land Department has provided the Tribal Council or, in the case of a Form Lease, the Chairman, or in his or her absence, the Vice Chairman or Director, as applicable, with notice that the Tribe 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 following the procedures set forth in Section 170 of this Ordinance.

- (ii) For the purpose of Environmental Review, it is the intent of this Subchapter D that the Land Department or other tribal entity has qualified staff to conduct an Environmental Review. In the event qualified staff is unavailable, the Department(s) shall engage an independent consultant qualified to conduct an environmental review. The Tribal Council may rely upon the report provided by such staff or independent consultant. The foregoing notwithstanding, the Tribal Council may, in its sole discretion, request an Environmental Review be performed by the appropriate federal agency before final approval of a Lease.
- (B) If historic properties, archaeological resources, human remains or other cultural items are discovered on the leased premises during the lease term, or during any time period while any pre-lease examination activity is being conducted by the Lessee on the premises to be leased, all activity will cease and the Lessee will contact the Tribe.
- (C) This process is intended to ensure that the Public is informed of and has a reasonable opportunity to comment on any Significant Effects on the Environment from the proposed Lease, as identified by the Tribe, and that the Tribe provides responses to relevant and substantive comments concerning Significant Effects prior to approval of a Lease.

Section 160 Categorical Exclusions (8 PYTC § 4-4-160)

- (A) The Tribal Council 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 160 (b) of this Ordinance, are categorically excluded from the procedures set forth in Section 170 of this Ordinance:
 - (1) Approval of a Lease for residential use of an existing residence, including any associated improvements, access roads and utilities; and
 - (2) There is no significant change in the use of the residence under the new lease.
- (B) Notwithstanding subsection 160 (a) of this Ordinance, the Land Department shall follow the procedures set forth in Section 170 of this Ordinance if it determines that extraordinary circumstances exist under which the residential use of the Premises may, individually or cumulatively, have Significant Effect(s) on the Environment, including without limitation, as set forth below:
 - (1) Substantial controversy on environmental grounds; or
 - (2) Presence of cultural resources or historic properties.

Section 170 Environmental Review Process and Documentation (8 PYTC § 4-4-170)

- (A) Unless a categorical exclusion applies, the Land Department shall cause the Significant Effect(s) on the environment of the intended uses authorized by the proposed Lease to be identified and evaluated as follows:
- (1) If the Land Department determines that the uses authorized by proposed Lease will not have a Significant Effect on the Environment, then it shall cause the following to occur in the order set forth below:
 - (a) A Notice of finding of no Significant Effect(s) shall be issued and posted in accordance with Section 190 of this Ordinance for a minimum of fifteen (15) calendar days;
 - (b) If there is a substantial interest in holding a meeting, a meeting shall be held to provide an opportunity for the Public to comment (both verbal and written) on the finding of no Significant Effect;
 - (c) Comments shall be reviewed and analyzed and a report shall be issued responding to relevant and substantive comments, if any, regarding the finding of no Significant Effect, which report shall be posted in accordance with Section 190 of this Ordinance for a minimum of fifteen (15) calendar days; and
 - (d) Unless subsection 170(a)(2) applies, a final decision confirming that the uses authorized by the proposed Lease are expected to have no Significant Effect on the Environment shall be issued, forwarded to Tribal Council for approval and posted in accordance with Section 190 of this Ordinance
 - (2) If a Department determines that the proposed Lease will have Significant Effect(s) on the Environment, then it shall cause the following to occur in the order set forth below:
 - (a) A draft environmental review which identifies and evaluates any Significant Effect(s) on the Environment of uses authorized by the proposed Lease shall be issued and posted in accordance with Section 190 of this Ordinance for a minimum of thirty (30) calendar days;
 - (b) A meeting shall be held on the draft environmental review to provide an opportunity for the Public to comment (both verbal and written) on any Significant Effect on the Environment of the uses authorized by the proposed Lease;
 - (c) Comments shall be reviewed and analyzed and a report shall be issued responding to relevant and substantive comments, if any, on Significant Effect(s) on the Environment of the uses authorized by the proposed Lease,

which report shall be posted in accordance with Section 190 of this Ordinance for a minimum of thirty (30) calendar days;

- (d) A final environmental review describing the conclusions of the Department on the issues and evidence gathered under this subsection 170 (2) shall be issued and posted in accordance with Section 190 of this Ordinance for a minimum of thirty (30) calendar days; and
- (e) A final decision assessing the potential for any Significant Effect on the Environment associated with the uses authorized by the Lease shall be issued, forwarded to Tribal Council for approval and posted in accordance with Section 190 of this Ordinance.

Section 180 Purpose of Review (8 PYTC § 4-4-180)

The purpose of this Subchapter D is to establish an environmental review process to ensure that the Public is informed of and has a reasonable opportunity to comment on any Significant Effects on the Environment from the proposed Lease, as identified by the Tribe, and that the Tribe provides responses to relevant and substantive comments concerning Significant Effects prior to approval of a Lease. Except as may otherwise be provided under federal law, the Tribe is not subject to the National Environmental Policy Act of 1969 (“NEPA”), 43 U.S.C. 4331 *et seq.*) or its implementing regulations in administering this Subchapter D.

Section 190 Notices (8 PYTC § 4-4-190)

All notices required by this Ordinance shall be posted for the number of days specified in this Ordinance in a prominent, noticeable location in the Tribe’s Administration Building on the Pascua Yaqui Reservation and the subject property (if applicable), except that only a notice of a draft environmental review shall be posted at the subject property instead of the entire document if the notice posted contains contact and Tribal Administration address information and website information where the entire draft environmental review report may be obtained. The notices required by this Code Ordinance shall also be posted on a publicly accessible location of the Tribe’s website.

SUBCHAPTER E SUBLEASE AND ASSIGNMENT

Section 200 Approval of Sublease and Assignment (8 PYTC § 4-4-200)

- (A) Any amendment, Assignment, or Sublease of an approved Lease will require approval of the Tribal Council, except pre-approved Subleases which previously received NEPA approval with a federal agency. Pre-approved Subleases are subject to approval by the Director of the Land Department.
- (B) Any Sublease or Assignment of a parcel of Tribal Land is subject to approval of the Land Department.

- (C) All Subleases and Assignments, other than to a Mortgagee, or the Designated Assignee, shall be subject to the approval of the Chairman, or in his or her absence, the Vice Chairman or any other designated elected Tribal officer provided with delegation to sign on behalf of the Tribe, in a manner consistent with Tribal Law, this Ordinance and the Constitution.
- (D) All Subleases and Assignments shall require the prior approval of any Mortgagee or Surety, if required by the Mortgagee or Surety agreement.
- (E) After the effective date of this Ordinance, all Subleases and Assignments which are approved and executed under this Ordinance shall be effective without federal approval, unless the Secretary of the Interior rescinds approval of this Ordinance and reassumes responsibility for such approval.

Section 210 Requirements (8 PYTC § 4-4-210)

- (A) A Lessee may sublease a residence or tribal land in accordance with this Subchapter, so long as such sublease of any residence is in accordance with Tribal or Federal Law.
- (B) A Lessee may assign a Lease in accordance with this Subchapter.
- (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 this Ordinance.

SUBCHAPTER F LEASEHOLD MORTGAGE

Section 220 Approval of Leasehold Mortgage (8 PYTC § 4-4-220)

- (A) All Leasehold Mortgages under a Lease must be authorized by the Tribal Council, unless the Lease authorizes a Leasehold Mortgage and states the law governing foreclosure.
- (B) After the effective date of this Ordinance, all Leasehold Mortgages which are authorized under this Ordinance shall be effective without federal approval, unless the Secretary of the U.S. Department of Interior rescinds approval of this Ordinance and reassumes responsibility for such approval.

Section 230 Requirements (8 PYTC § 4-4-230)

- (A) Pursuant to the provisions of this Ordinance, the term of a Lease approved under this Ordinance shall not exceed the terms set forth in Section 110 of this Ordinance.
- (B) All Leasehold Mortgages shall be recorded pursuant to Section 140 of this Ordinance.

SUBCHAPTER G DISPUTE RESOLUTION

Section 240 Complaint (8 PYTC § 4-4-240)

A member of the Public who has reasonable grounds to believe that the Tribe has failed to comply with this Ordinance has the right to file a complaint under this Subchapter.

Section 250 Form of Complaint (8 PYTC § 4-4-250)

The complaint shall be in writing, signed by the member of the Public, describe the alleged noncompliance with this Ordinance which is the subject of the complaint, state all relief requested and be addressed to the Tribe's Land Director.

Section 260 Informal Resolution (8 PYTC § 4-4-260)

The Tribe's Land Director shall make reasonable efforts to resolve complaint informally, including but not limited to, attempting to schedule a meeting with the member of the Public for such purpose. All complaints which are resolved through such informal resolution shall be reduced to writing and signed by the Land Director and the member of the Public.

Section 270 Decision (8 PYTC § 4-4-270)

If a complaint is not resolved informally, the Land Director shall issue a decision on the complaint, which shall be in writing, signed by the Land Director. The Land Director shall cause the decision to be delivered to the member of the Public no later than twenty (20) business days after receipt of the complaint. The decision of the Land Director shall constitute a final decision of the Tribe subject to the right of appeal set forth in Section 280 of this Subchapter.

Section 280 Appeal (8 PYTC § 4-4-280)

A member of the Public who has exhausted the Tribal remedies set forth in this Subchapter G, may submit a complaint to the Pascua Yaqui Tribal Court, to review the Tribe's compliance with this Ordinance. The standard of review shall be clear and convincing evidence that the action taken was not a reasonable application or interpretation of the Residential Leasing Ordinance and not in the Best Interests of the Tribe.

Section 290 No Waiver of Sovereign Immunity (8 PYTC § 4-4-290)

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

Section 2

Code Reviewer Discretion

The Code Reviser of the Pascua Yaqui Tribe is hereby authorized to insert this Ordinance to the Pascua Yaqui Code, to include a section on legislative history, and to renumber the sections hereof in accordance with Title 1 Chapter 1 of the Pascua Yaqui Code, the Codification Ordinance, without further action or approval.

Section 3.

This Ordinance shall go into effect immediately upon approval by the Secretary of the U.S. Department of Interior.