

TITLE VIII. HOUSING

Chapter 1. Housing Commission

8.101 SHORT TITLE, PURPOSE, AND REPEAL OF PRIOR STATUTE

- A. Short Title.** This Statute may be cited as the “Housing Commission Act.”
- B. Purpose.** The purpose of this Statute is to set up a Housing Commission that will act in an advisory capacity to the Tribal Council in the research, funding, development and monitoring of Tribal housing.
- C. Repeal of Prior Statute.** The Little Traverse Bay Bands of Odawa Indians Odawa Housing Council Ordinance (Waganakising Odawak Statute 1997003), and all amendments thereto, are hereby repealed as of the effective date of this Statute.

(Source: WOS 1998009, June 21, 1998, Section I)

8.102 CREATION OF THE HOUSING COMMISSION

- A. Creation of Commission.** The Tribal Council hereby creates the Housing Commission, which shall consist of seven (7) LTBB Tribal members at least eighteen years of age appointed by the Tribal Council. Members of the Tribal Council may be appointed to the Commission.
- B. Term and Compensation.** Members of the Housing Commission shall be appointed to serve for four (4) year terms. Members may be reappointed for additional terms without limitation. Provided, to stagger terms, when the Tribal Council makes initial appointments, three people shall be appointed to three (3) year terms, and four people shall be appointed to four (4) year terms. All appointments thereafter shall be for four (4) year terms. The Commission shall appoint separate individuals from within the Commission to serve as chairperson, vice-chairperson, and secretary for terms of (2) years. There shall be no limit on reappointment. The Tribal Council may determine and authorize compensation to be paid to members of the Commission based upon the Tribal Council's determination of the time required to be expended upon Commission duties and the qualifications of the appointed Commissioners. The term of office shall extend until a person's replacement is sworn in or the person is reappointed.
- C. Oath of Office.** Upon appointment, the Tribal Court shall administer the oath of office to the members of the Housing Commission which oath of office shall include a commitment to uphold the Constitution and laws of the Little Traverse Bay Bands of Odawa Indians and to perform faithfully and diligently the duties and responsibilities set forth in this Statute.
- D. Vacancies.** In the event a vacancy occurs in the Housing Commission, by virtue of death, resignation or removal, the Tribal Council shall appoint a qualified Tribal

member to fill the remaining term of office.

E. Removal. Commission members may be removed for the reasons, and following the procedures set out in the Removal of Commissioners and Nepotism Statute (Waganakising Odawak Statute 1997005), or such successor statute as the Tribal Council may enact and make applicable to the Commission.

F. Continuation of Current Housing Council Appointees. The members of the Board of the Odawa Housing Council who are serving under Waganakising Odawak Statute 1997003 on the effective date of this Statute are deemed members of the Housing Commission to serve until the date that their terms would have expired under Waganakising Odawak Statute 1997003 or until a successor is sworn in to replace them.

(Source: WOS 1998009, June 21, 1998, Section II)

8.103 DUTIES OF THE HOUSING COMMISSION

The Housing Commission shall have the following duties:

A. Develop proposed plans and policies for the development of Tribal housing that will provide for diverse, aesthetically pleasing, healthy, and environmentally sound residential communities for Tribal members of all income levels, and recommend such proposals and plans to the Tribal Council for approval.

B. The Commission will be responsible for preparation of all proposals and documents that must be submitted to the United States Department of Housing and Urban Development for the Tribe to receive funds under the Native American Housing Assistance and Self-Determination Act of 1996, 25 U.S.C. § 4101 *et. seq.*, and shall present such proposals and documents to the Tribal Council for review and submission by the Tribal Council on behalf of the Tribe.

C. The Commission shall attempt to find additional sources of funding for Tribal housing, shall prepare all proposals and documents that must be submitted to apply for and receive such funding and shall present such proposals and documents to the Tribal Council for review and submission by the Tribal Council on behalf of the Tribe.

D. The Commission shall develop proposed rules and regulations for the administration and maintenance of Tribal housing including eligibility, rent, eviction, and repairs, and present such proposals to the Tribal Council.

E. The Housing Commission is authorized to enter into and hold leases of parcels of property leased from the Tribe to the Housing Commission. When authorized by Tribal Council resolution, the Housing Commission may grant leasehold mortgages to lending institutions and/or enter into such other security agreements as necessary to secure loans. When authorized by Tribal Council resolution, the Housing Commission may enter into sublease agreements. Any instruments requiring Bureau of Indian Affairs approval under

applicable law or regulation shall only be effective upon such approval.

(Source: WOS 1998009, June 21, 1998, Section III; subsection E added by WOS 2001-01, February 4, 2001)

8.104 STAFFING

The Commission shall work in conjunction with the Tribal housing director and housing staff in carrying out its duties.

(Source: WOS 1998009, June 21, 1998, Section IV)

8.105 MEETINGS, VOTING

A. Meetings. The Housing Commission may meet as often as they deem necessary but must meet at least once each quarter.

B. Voting. Actions of the Housing Commission shall be decided by a majority vote of those present at the meeting. The Chairperson is entitled to vote on all matters before the Commission. A quorum shall consist of four (4) members including the Chairperson. Provided, an action may be ratified by non-attending members. If ratification is sought, all non-attending members shall be contacted personally, or by phone or fax, and all ratifications shall be reduced to writing and placed in the minutes and approved at the next regularly scheduled Commission meeting.

(Source: WOS 1998009, June 21, 1998, Section V)

8.106 EFFECTIVE DATE

This Statute shall take effect on July 1, 1998.

(Source: WOS 1998009, June 21, 1998, Section VI)

8.107 SAVINGS CLAUSE

In the event that any phrase, provision, part, paragraph, subsection or section of this Statute is found by a court of competent jurisdiction to violate the Constitution, laws or ordinances of the Little Traverse Bay Bands of Odawa Indians, such phrase, provision, paragraph, subsection or section shall be considered to stand alone and to be deleted from this ordinance, the entirety of the balance of the ordinance to remain in full and binding force and effect.

(Source: WOS 1998009, June 21, 1998, Section VII)

Chapter 2. Foreclosure

8.201 JURISDICTION / LIMITED WAIVER OF SOVEREIGN IMMUNITY LIMITATIONS

A. Jurisdiction.

The Tribal Court of The Little Traverse Bay Bands of Odawa Indians (LTBB or Tribe) shall have exclusive jurisdiction over all foreclosure actions arising on all lands located within the exterior boundaries of the LTBB Reservation on trust lands, lands owned in fee by the Tribe, and any other property within the Reservation containing housing owned or financed by LTBB.

B. Limited Waiver of Sovereign Immunity.

The LTBB Tribe hereby authorizes a limited waiver of immunity from suit, with respect to specific controversies or claims derived in this section that may arise out of the LTBB Tribe under a mortgage assumption pursuant to Sections II (F)(2) or Section II(L) of this Code [WOTC 8.202(F)(2); 8.202(L)]. In connection with such limited waiver, the LTBB Tribe consents solely to the jurisdiction of the LTBB Tribal Courts with respect to (a) actions in equity brought by any party to such mortgage or lease seeking specific performance of any of the LTBB Tribe's express obligations thereunder and (b) actions at law for actual damages which shall consist exclusively for remaining sums secured by a mortgage. This waiver of immunity is not intended, or shall it be construed (a) to extend to any claim for punitive or compensatory damages, (b) to waive the LTBB Tribe's immunity from suit for any other purpose or with respect to any controversy, claim, or other matter not specifically mentioned in this section, or (c) to extend to the benefit of any person other than the parties to the Documents or their successors or assigns. This limited waiver of immunity from suit shall not be construed as an admission of liability of the LTBB Tribe to any claim for damages or as an agreement or willingness to pay any amount as damages absent a judicial determination of liability, and the LTBB Tribe shall have the right to defend any of such claim fully on the merits.

(Source: WOS 2000-03, April 16, 2000, Section I)

Chapter 3. Mortgage of Trust or Restricted Land

8.301 PURPOSE

The purpose of this Code is to assist Tribal members in obtaining mortgage financing for the purchase of residences and businesses on Trust Lands or Restricted Lands within the jurisdiction of the LTBB Tribe, by prescribing procedures relating to recordation and foreclosure in connection with Mortgages given to secure loans made by Mortgagees.

(Source: WOS 2000-03, April 16, 2000, Section II)

8.302 DEFINITIONS

- A.** “**Lease**” shall mean a ground lease or other agreement for use of Trust Land or Restricted Land on which a Mortgage has or will be given.
- B.** “**Leasehold Estate**” shall mean a leasehold estate established pursuant to a Lease between the Tribe, as Lessor and a member of the Tribe as Tenant.
- C.** “**Lessor**” shall mean the Tribe or a Tribal member who leases an interest in property within the Reservation to a lessee. The Tribe shall be the beneficial or equitable owner of certain Trust land or restricted Land underlying a Leasehold Estate on Which a Mortgage has been given. The Lessor shall include the successor(s) or assign(s) of such Lessor.
- D.** “**Mortgage**” shall mean the first-lien mortgage of a beneficial real property interest in Trust Land or Restricted Land given to secure a mortgage loan made by a Mortgagee.
- E.** “**Mortgagee**” shall mean any mortgage lender or any successors or assigns of any such lender. This definition also includes any subsequent holder, whether by assignment, succession or otherwise, of the original Mortgagee’s right, title or interest in and to the Mortgage and/or the Mortgaged property, together with the improvements.
- F.** “**Mortgage Foreclosure Proceeding**” shall mean a proceeding in the LTBB Tribal Court: (i) to foreclose the interest of the Mortgagor(s) and each person or entity claiming through the Mortgagors in Trust Land or Restricted Land on which a mortgage has been made by a Mortgagee; and/or (ii) to assign such interest of the Mortgagor to the Mortgagee or the Mortgagee’s successors or assigns.
- G.** “**Mortgagor**” shall mean the Tribe or any eligible tribal member or entity borrower who has executed a mortgage on its beneficial interest in Trust Land or Restricted Land, including any heir(s), successor(s), executor(s) or assign(s) of such borrower.
- H.** “**LTBB**” or “**Tribe**” shall mean the Little Traverse Bay Bands of Odawa Indians, a Federally recognized Indian tribe as reaffirmed under Public Law 103-324, 25 U.S.C. § 1300k.
- I.** “**Restricted Land**” shall mean land within the jurisdiction of the LTBB Tribe that is subject to restrictions against alienation imposed by Federal Treaty, Statute, Executive Order, or to the LTBB Tribe.
- J.** “**Reservation**” shall mean all lands within the boundaries of the reservations for Little Traverse as set out in Article I, paragraphs third and fourth of the Treaty of 1855, 11 Stat. 621, plus any lands set out in Articles Second and Third of the Treaty of March 28, 1836, 7 Stat. 491, in the event that the 1836 reservation is determined to include lands which are not included within the 1855 reservation, plus any lands outside of those

boundaries which are now or in the future declared to be Little Traverse reservation by the Department of the Interior.

K. “Subordinate Lienholder” shall mean the holder of any lien, including a mortgage perfected subsequent to the recording of a Mortgage under this Code; provided however, such definition shall not include the LTBB Tribe with respect to a claim for a Tribal tax on the Mortgaged property, where applicable.

L. “Tenant” shall mean any person who occupies Trust land or Restricted Land, as lessee, under a Leasehold Estate with the Lessor.

M. “Tribal Court” shall mean: (i) the LTBB Tribal Court; or (ii) such body as may now or hereafter be authorized by the laws of the LTBB Tribe to exercise the powers and functions of a court of law.

N. “Tribal Member” shall mean any person recognized as being an LTBB member by the LTBB Tribal Council.

O. “Tribal Realty Officer” shall mean the person designated by the LTBB Tribe to perform the recording functions required by this document or any deputy or designee of such person.

P. “Tribe” refers to the Little Traverse Bay Bands of Odawa Indians Tribe.

Q. “Trust Land” shall mean land within the jurisdiction of the LTBB Tribe, title to which is held by the United States for the benefit of the Tribe or an individual member of the LTBB Tribe.

(Source: WOS 2000-03, April 16, 2000, Section II)

8.303 MORTGAGE OF LEASEHOLD ESTATE

Any Tribal member who is a tenant as defined in this Code may, with approval of the Lessor, mortgage the leasehold estate for the purpose of obtaining home or business financing on said land.

A. Priority.

A Mortgage recorded in accordance with the recording procedures set forth in this Code shall have priority over any lien not perfected at the time of such recording and any subsequent lien or claim (except a lien or claim arising from a Tribal tax assessed against property subject to the Mortgage).

B. Recording.

- 1.** The recording of Mortgages and Leases on Trust land or Restricted land

shall be at the Bureau of Indian Affairs Area land Titles and Records Office.

2. Where a Mortgagee requires that a Lease or Mortgage on Trust land or Restricted Land also be recorded in the county recorder's office in the state in which the Mortgaged properties are located, the lease or mortgage shall also be recorded at such county recorder's office.
3. The Tribal Realty Officer shall maintain in the Tribal Court, or other designated office, a system for the recording of Mortgages and such other documents as the LTBB Tribe may designate by law or resolution including, without limitation, any Lease.
4. The Tribal Realty Officer shall endorse upon any Lease and/or Mortgage or other document received for recording the following:
 - a. The date and time or receipt of the Lease and/or Mortgage or other document;
 - b. The filing number, to be assigned by the Tribal Realty Officer, which shall be a unique number for each Lease and/or Mortgage or other document received; and
 - c. The name of the Tribal Realty Officer receiving the Lease and/or Mortgage or other document.
5. Upon completion of the above endorsements, the Tribal Realty Officer shall make true and correct copies of the Lease and/or Mortgage or other security instrument and shall certify each copy as follows:

LTBB Tribe) ss.

I certify that this is a true and correct copy of a document received for recording this date.

Given under my hand and seal this _____ day of _____

(SEAL)

Signature

Title

6. The Tribal Realty Officer shall maintain such copies in the records of the recording system and shall return the original Lease and/or Mortgage or other document to the person or entity that presented the same for recording.

7. The Tribal Realty Officer shall also maintain a log of each Lease and/or Mortgage or other document recorded in which there shall be entered the following:

- a. The name(s) of the Mortgagor(s) of each Mortgage, identified as such;
- b. The name(s) of the Mortgagee(s) of each Mortgage, identified as such;
- c. The name(s) of the grantor(s), grantee(s) or other designation of each party named in any other documents including any Lease;
- d. The date and time of receipt;
- e. The filing numbers assigned by the Tribal Realty Officer; and
- f. The name of the Tribal Realty Officer receiving any Lease, Mortgage or other document.

8. The certified copies of any Leases, Mortgages and other documents and the log maintained by the Tribal Realty Officer shall be made available for public inspection and copying.

C. Pre-Foreclosure Notice.

1. Upon the default of the Mortgagor(s) and at least ten (10) days prior to instituting foreclosure proceedings, the Mortgagee shall notify the LTBB's Designated Housing Department or Entity in writing of its intention to pursue foreclosure. Such notice must be hand-delivered or sent by certified mail to the Executive Director of the LTBB's Designated Housing Department or Entity.

2. Upon such notice, and upon the expiration of an applicable cure period provided Lessee under a mortgage or security instrument, the Lessor or its Designated Housing Department or Entity shall have the right of first refusal to acquire the Leasehold Estate (subject to all valid liens and encumbrances) prior to the commencement of foreclosure proceedings.

3. The right of first refusal shall be exercised within twenty (20) days from receipt of the Lender's written notice.

D. Mortgage Foreclosure Proceedings.

1. Upon the default of the Mortgagor(s), and upon expiration of any applicable cure periods under a Mortgage and expiration of the Lessor's first right of refusal in the preceding section, the Mortgagee, or its successors and assigns,

may commence a Mortgage foreclosure proceeding in the Tribal Court as follows:

- a.** By filing a verified complaint:
 - i.** Citing authority for jurisdiction of the Tribal Court;
 - ii.** Naming the Mortgagor(s) and each record owner claiming through the Mortgagor(s) subsequent to the recording of the Mortgage, including each Subordinate Lienholder (except the LTBB tribe with respect to a claim for a Tribal tax on the Mortgaged property), as a defendant;
 - iii.** Describing the property subject to the Mortgage;
 - iv.** Stating the facts concerning: (1) the execution of any Lease and/or the Mortgage; (2) the recording of the Mortgage; and (3) the alleged default(s) of the Mortgagor(s) and any other facts as may be necessary to constitute a cause of action;
 - v.** Having appended as exhibits true and correct copies of each promissory note, Lease, if any, Mortgage, and if applicable, assignment thereof relating to such Mortgaged property; and
 - vi.** Including an allegation that all relevant requirements and conditions prescribed in the Mortgage and the Lease, if any, have been complied with by the Mortgagee or its successors or assigns.
- b.** By obtaining a summons, issued as in other cases, requiring the Mortgagor(s) and each other person or entity claiming through the Mortgagor as defendants to appear for a trial upon the complaint on a date and time specified in the summons, and filing a copy of such summons with the Tribal Court.

E. Service of Process and Procedures.

The laws of the LTBB Tribe governing services of process and all other matters relating to the conduct of Tribal Court proceedings shall apply to any Mortgage Foreclosure Proceeding pursuant to this Code.

F. Dismissal of Foreclosure Upon Payment by Mortgagor.

- 1.** The foreclosure proceeding shall be dismissed if the borrower, before judgment, tenders to the Mortgagee, or its successors or assigns, payment of the total amount required to be tendered, including costs of the filing of a civil action.
- 2. Notice of Tender.** To invoke this section, the Mortgagor must tender

payment to the Mortgagee or its successors or assigns and file with the Court a notice of tender, indicating that the Mortgagor is tendering the amount described below.

3. Amount required to be tendered. The amount tendered shall consist of the following:

a. Arrearage. The arrearage amount shall be the sum of the monthly payments missed up to and including the date of the tender.

b. Costs and fees. Reasonable costs and fees, including attorneys fees, determined by the Court, but in no event shall they exceed costs actually incurred.

c. Acceleration clauses prohibited. Under no circumstances may the amount required to be tendered include any amounts due pursuant to an acceleration clause. This shall not prohibit the Mortgagee from charging late fees.

4. Disputes regarding cost. Where the Mortgagor and Mortgagee or its successors and assigns are unable to agree on reasonable costs and fees, the Mortgagor shall nonetheless file its notice of tender and tender payment of costs and fees to the Court, indicating that the amount is disputed. The Mortgagee shall file a fee petition with the Court within five (5) business days of the filing of the notice of tender. The Court shall stay the proceedings for no longer than twenty (20) days pending resolution of the dispute.

5. Dismissal of stay. Where the court's determination of reasonable costs and fees exceeds the amount tendered, the stay shall be lifted if the Mortgagor fails to file a revised notice of tender.

G. Cure of Default by Subordinate Lienholder.

Prior to the entry of a judgment of foreclosure of a Mortgage pursuant to this Ordinance, any Mortgagor or any Subordinate Lienholder may cure the default(s) under the Mortgage. Any subordinate Lienholder who has cured a default shall thereafter have included in its lien the amount of all payments made by such Subordinate Lienholder to cure such default(s), plus interest on such amounts at the rate stated in the promissory note evidencing the subordinate lien.

H. Power of the Tribal Court.

If the alleged default(s) have not been cured, judgment shall be entered:

1. Foreclosing the Mortgagor's interest in the Mortgaged property, and each other defendant named in the complaint upon whom proper and timely service has

been made, including each Subordinate Lienholder; and

2. Assigning such Mortgaged property to the Mortgagee or the Mortgagee's successor or assignee and order sale of the residential property, or of a subset of the property that will suffice to satisfy the judgment. The Mortgagee must ensure that the price for which the property is sold is commercially reasonable. If the sales price is greater than the amount of the judgment, then the Mortgagee shall provide the difference to the Mortgagor within ten (10) days of the Mortgagee's receipt of the money.

I. Right of First Refusal During Foreclosure.

1. The LTBB Tribe or its Designated Housing Department or Entity shall have the right of first refusal regarding all property to be sold pursuant to these foreclosure proceedings.

2. Notice to the LTBB Tribe. Upon commencement of judicial foreclosure proceedings, the Mortgagee or its successors or assigns shall give written notice by certified mail, or these proceedings to the LTBB Tribe.

3. Right to Conduct an appraisal. The LTBB Tribe may conduct an appraisal of the property during or immediately after the foreclosure process. If the property in question is occupied the LTBB Tribe will make all reasonable efforts to respect the privacy of the homeowner, but the homeowner may not unreasonably interfere with the LTBB Tribe's right to conduct the appraisal.

4. Exercising the right to purchase after foreclosure. Upon entry of an order of foreclosure, a copy of the court order shall be served on the Office of the Chairperson or Housing Department or Entity, or on another agent designated by the LTBB Tribal Council to receive such notice. Within twenty (20) working days of the service of the order, the LTBB Tribe may provide written notice to the Mortgagee or its successors or assigns that the LTBB Tribe elects to purchase the residential property for the amount of the judgment, or for some other amount agreed upon by the LTBB Tribe and the Mortgagee. At the same time the LTBB Tribe provides such notice to the Mortgagee, or at some other time agreed upon by the LTBB Tribe and the Mortgagee, the LTBB Tribe must tender payment. If the amount paid is less than the commercially reasonable price of the house, the LTBB Tribe will pay the difference to the Mortgagor. If the LTBB Tribe does not exercise its right to purchase the property within twenty (20) days of the date of service of the court order, the LTBB Tribe will be deemed to have waived its right of first refusal.

(Source: WOS 2000-03, April 16, 2000, Section II)

Chapter 4. Evictions

8.401 JURISDICTIONAL / LIMITED WAIVER OF SOVEREIGN IMMUNITY / LIMITATIONS

A. Jurisdiction.

The Tribal Court of The Little Traverse Bay Bands of Odawa Indians (LTBB or Tribe) shall have exclusive jurisdiction over all eviction actions arising on all lands located within the exterior boundaries of the LTBB Reservation on trust lands, lands owned in fee by the Tribe, and any other property within the Reservation containing housing owned or financed by LTBB.

B. Limited Waiver of Sovereign Immunity.

LTBB hereby authorizes a limited waiver of immunity from suit, with respect to specific controversies or claims described in this section that may arise out of or relate to LTBB's obligation under a mortgage or lease entered into by LTBB under a mortgage assumption pursuant to Sections II (F)(2) or Section II(L) [WOTC 8.202(F)(2); 8.202(L) of the Foreclosure Code of the LTBB. In connection with such limited waiver, LTBB consents solely to the jurisdiction of LTBB Tribal Courts with respect to (a) actions in equity brought by any party to such mortgage or lease seeking specific performance of any of LTBB's express obligations thereunder and (b) actions at law for actual damages which shall consist exclusively for remaining sums secured by a mortgage. This waiver of immunity is not intended, or shall it be construed (a) to extend to any claim for punitive or compensatory damages, (b) to waive LTBB's immunity from suit for any other purpose or with respect to any controversy, claim, or other matter not specifically mentioned in this section, or (c) to extend to the benefit of any person other than the parties to the documents or their successors or assigns. This limited waiver of immunity from suit shall not be construed as an admission of liability of LTBB as to any claim for damages or as an agreement or willingness to pay any amount as damages or as an agreement or willingness to pay any amount as damages absent a judicial determination of liability, and LTBB shall have the right to defend any of such claim fully on the merits.

(Source: WOS 2000-04, April 16, 2000, Section I)

Chapter 5. Eviction Procedures

8.501 PURPOSE

The purpose of this Code is to prescribe procedures relating to evictions in connection with leases, subleases or other land assignments or interests made by LTBB, LTBB's Designated Housing Department or Entity or any owner of land or leasehold interest.

8.502 DEFINITIONS

- A.** “**Lease**” shall mean a ground lease or other agreement for use of Land or other real property.
- B.** “**Leasehold Estate**” shall mean a leasehold estate established pursuant to a Lease between an owner of land or land interest as Lessor, and a third party as Tenant.
- C.** “**Lessor**” shall mean the owner of land or land interest, including the Tribe. The Tribe shall be the beneficial or equitable owner of certain Trust Land or Restricted Land underlying a Leasehold Estate on which a Mortgage has been given, The Lessor shall include the successor(s) or assign(s) of such Lessor.
- D.** “**Mortgage**” shall mean the first-lien mortgage of a beneficial real property interest in Trust Land or Restricted Land given to secure a mortgage loan made by a Mortgagee.
- E.** “**Mortgagee**” shall mean any mortgage lender or any successors or assigns of any such lender. This definition also includes any subsequent holder, whether by assignment, succession or other wise, of the original Mortgagee’s right, title or interest in and to the Mortgage and/or the Mortgaged property, together with the improvements.
- F.** “**Mortgagor**” shall mean any eligible tribal member or entity borrower who has executed a Mortgage on its beneficial interest in Trust Land or Restricted land, including any heir(s), successor(s), executor(s), administrator(s) or assign(s) of such borrower.
- G.** “**Nuisance**” shall mean maintenance on the Mortgaged property of a condition which:
- a.** Unreasonably threatens the health or safety of the public or neighboring land users; or
 - b.** Unreasonably and substantially interferes with the ability of neighboring real property users to enjoy the reasonable use and occupancy of their property.
- H.** “**LTBB**” or “**Tribe**” shall mean the Little Traverse Bay Bands of Odawa Indians, a Federally recognized Indian tribe as reaffirmed under Public Law 103-324, 25 U.S.C. § 1300k.
- I.** “**Reservation**” shall mean all lands within the boundaries of the reservations for Little Traverse as set out in Article I, paragraphs third and fourth of the Treaty of 1855, 11 Stat. 621, plus any lands set out in Articles Second and Third of the Treaty of March 28, 1836, 7 Stat. 491, in the event that the 1836 reservation is determined to include lands which are not included within the 1855 reservation, plus any lands outside of those boundaries which are now or in the future declared to be Little Traverse reservation by the Department of the Interior.
- J.** “**Restricted Land**” shall mean land within the jurisdiction of LTBB that is

subject to restrictions against alienation imposed by Federal Treaty, Statute, Executive Order, or LTBB.

K. “Subordinate Lienholder” shall mean the holder of any lien, including a mortgage, perfected subsequent to the recording of a mortgage under this Code; provided, however, such definition shall not include the Little Traverse Bay Bands of Odawa Indians with respect to a claim for a Tribal tax on the Mortgaged property, where applicable.

L. “Tenant” shall mean any person who occupies Trust land or Restricted Land, as Lessee, under a Leasehold Estate with the Lessor.

M. “Tribal Court” shall mean: (i) the LTBB Tribal Court; or (ii) such body as may now or hereafter be authorized by the laws of LTBB to exercise the powers and functions of a court of law.

N. “Trust Land” shall mean land within the jurisdiction of LTBB, title to which is held by the United States for the benefit of the Tribe or an individual member of LTBB.

O. “Unlawful Detainer Action” shall be a suit brought before the Tribal Court to terminate a Mortgagor’s or Tenant’s interest in Trust Land or Restricted Land and/or to evict any person from occupancy of such a property.

P. “Waste” shall mean spoil or destruction of land, buildings, gardens, trees or other improvements on the Mortgaged property which result in substantial injury to such property.

Q. “Writ of Restitution” is an order of the Tribal Court Restoring an owner, Lessor, Mortgagee (or other successor in interest) to possession of Trust Land or Restricted Land subject to a Mortgage; and Evicting a Tenant or other occupant from such property.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.503 UNLAWFUL DETAINER

A Tenant or other occupier of a beneficial interest in Trust Land or Restricted Land subject to a Mortgage or Lease shall be guilty of unlawful detainer if such person shall continue in occupancy of such property under any of the following situations:

A. Without the requirement of any notice by LTBB or Lessor:

1. After the expiration of the term of any Lease or Sublease;

2. If such person has entered onto or remains on the real property or another without the permission of the owner and without having any substantial claim under a Lease or title to such property;

3. After the Lessor has terminated such person's tenancy pursuant to the Lessor's procedures; or
 4. After a Mortgagor's interest in Trust land or Restricted land has been foreclosed in a Mortgage foreclosure Proceeding in the Tribal Court.
- B.** After having received at least seven (7) days notice of termination and notice to vacate the premises, the Tenant or occupier remains in possession of such property contrary to the terms of the notice as follows:
1. When such person has received notice: (i) that he or she is in default in the payment of ground or unit rent; and (ii) requiring him or her to either pay such rent or surrender possession of the occupied property and such person has not either surrendered possession of such property or paid the rent within the time period provided in such notice;
 2. When such person shall continue to fail to keep or perform any condition or covenant of any Lease or other use agreement under which the property is held after he or she has been given notice to comply with such condition or covenant or else to surrender the property; or
 3. When such person continues to commit Waste upon or maintain a Nuisance upon the occupied property after having been given notice to either cease such Waste or maintenance of Nuisance or to surrender the property; or
 4. When such person violates a material covenant of any Lease designed to protect the health and safety of persons.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.504 PROCEDURES FOR SERVICE OF NOTICE

Notices required or authorized in the immediately preceding section shall be given in accordance with established Tribal Court rules and procedures or policies of LTBB's Designated Housing Department or Entity. In the absence of such rules and procedures, notices shall be given in writing by either:

- A.** Delivering a copy personally to the Tenant or occupier or to any adult members of his or her family residing on the Leased or Mortgaged property; or
- B.** Posting said notice in a conspicuous place near the entrance to said property, and by sending an additional copy to the Tenant or occupier by certified mail, return receipt requested, properly addressed, postage prepaid.
- C.** Proof of service by either of the above methods may be made by affidavit of any

adult person stating that he or she has complied fully with the requirements of either of these two methods of service.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.505 COMPLAINT AND SUMMONS

A. The Lessor of the Mortgagee (including its successors or assigns) shall commence an action for eviction by filing with the Tribal Court, in writing, the following documents:

- 1.** A complaint, signed by the Lessor, the Mortgagee (or its successors or assigns), or an agent or attorney on their behalf including the following:
 - a.** Citing authority for jurisdiction of the Tribal Court;
 - b.** If the property is mortgaged, naming the Mortgagor(s) and each record owner claiming through the Mortgagor(s) subsequent to the recording of the Mortgage, including each Subordinate Lien holder (except LTBB with respect to a claim for a Tribal tax on the property subject to the Mortgage), as a defendant;
 - c.** Describing the property subject to the Mortgage or Lease;
 - d.** Stating the facts concerning (1) the execution of any Lease and/or the Mortgage; (2) the recording of any Mortgage; and (3) the facts upon which he or she seeks to recover; and
 - e.** Stating any claim for damages or compensation due from the persons to be evicted.

2. A copy of the summons, issued in accordance with established Tribal Court rules and procedures. In the absence of such rules and procedures for the issuance of a summons, the summons shall require defendants to appear for trial upon the complaint on a date and time specified in the summons. The trial date specified in the summons shall be no less than six (6) nor more than twenty (20) days from the date of service of the summons and complaint. The summons must notify the defendants that judgment will be taken against them in accordance with the terms of the complaint unless they file with the court an answer and appear for trial at the time, date and place specified in the summons.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.506 SERVICE OF SUMMONS AND COMPLAINT

A copy of the summons and complaint shall be served upon the defendants in the

manner provided by the Tribal court rules for service of process in civil matters. In the absence of such Tribal Court rules, the summons and complaint shall be served by one of the two methods provided in Article II, Section 3 [WOTC 8.302(C)] above.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.507 POWER OF THE TRIBAL COURT

A. The only issue on an action for eviction shall be the right of actual possession. A lender who has foreclosed on a leasehold estate shall be deemed to have the right to actual possession. The merits of ownership of land interest shall be an issue to be determined by the laws and custom of LTBB. An action for eviction may not be brought in connection with any other action, nor may it be made the subject of any set off or counter claim.

B. The Tribal Court shall enter a Writ of Restitution if:

1. Notice of suit and trial is given by service of summons and complaint in accordance with the procedures provided herein; and

2. The Tribal Court:

a. finds that the occupier of the property subject to the Mortgage or Lease is guilty of an act of unlawful detainer; or

b. determines that the Tenant failed to respond to the complaint.

C. Upon issuance of a Writ of Restitution the Tribal Court shall have the authority to enter against the defendants a judgement for the following: (1) back rent, unpaid utilities, and any charges due the Lessor under any lease or occupancy agreement; (2) any and all amounts secured by the Mortgage that are due the Mortgagee (or its successors or assigns); (3) damages caused by the defendants to the property other than ordinary wear and tear; and (4) costs and reasonable attorney's fees incurred in bringing suit.

D. At the hearing where the eviction is ordered, the Court shall inform the defendant that if he/she does not vacate the premises voluntarily by the effective date, he/she will be subject to forcible eviction, and his/her property will be subject to storage, sale and disposal as set forth in Section I below.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.508 ENFORCEMENT

Upon issuance of a Writ of Restitution, Tribal law enforcement officers shall within five (5) days enforce the Writ of Restitution by removing the defendants and their personal property from the property which is unlawfully occupied, and levy damages and

costs incurred by the Police Department in such removal. In cases involving a Mortgagee (or its successors or assigns), the Writ or Restitution shall be enforced no later than sixty (60) days after the date of service of the summons and complaint, subject to Section 8 [H] below.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.509 CONTINUANCE IN CASES INVOLVING THE MORTGAGE

Except by agreement of all parties, there shall be no continuances in cases involving the Mortgagee (or its successors or assigns) which will interfere with the requirement that the Writ of Restitution be enforced not later than sixty (60) days from the date of service of the summons and complaint.

(Source: WOS 2000-04, April 16, 2000, Section II)

8.510 STORAGE OF PROPERTY

Following forcible eviction of the defendant and/or other occupants, the former occupant's personal property shall be stored by the Lessor or owner of the premises for at least thirty (30) days, either on the premises or at another suitable location. In order to reclaim their property, the former occupants shall pay the reasonable costs of its removal and storage. If they do not pay such costs within thirty (30) days, the Lessor or owner is authorized to sell the property in order to recover these costs. The Lessor or owner shall provide the evicted occupants with pertinent information concerning the sale, including the time, date and location. Any proceeds from the sale in excess of the storage and removal costs shall be remitted to the former occupants. Nothing in this section shall be construed to prevent the former occupants from reclaiming property remaining after the sale if they can arrange to do so in a manner satisfactory to the Lessor or owner.

(Source: WOS 2000-04, April 16, 2000, Section II)

Chapter 6. Lease Inheritance

8.601 SHORT TITLE AND PURPOSE

A. Short Title. This Statute may be cited as the "Lease Inheritance Act."

B. Purpose. The Little Traverse Bay Bands of Odawa Indians, coordinated through its Housing Department, intends to enter into residential leases with Tribal members under the provisions of 25 CFR part 162 using BIA form 5 - 5461 or such other format that complies with applicable Tribal and Federal law and regulation. This Statute governs the transfer of a Tribal member/lessee's interest by will or intestate succession.

(Source: WOS 2000-07, June 4, 2000, Section I)

8.602 INHERITANCE BY WRITTEN WILL

A. A Tribal member/lessee may by written will leave the remaining term of his/her residential lease to a Tribal member spouse, Tribal member children and/or Tribal member parent. Provided, the Tribal member spouse, Tribal member children and/or Tribal member parent who inherit the remaining term of the lease must actually have resided on the leased premises as their primary residence at the time of lessee's death and continue to reside on the leased premises as their primary residence or the lease will terminate.

B. A Tribal member/lessee may by written will leave a two year term of his/her residential lease to a non-member spouse, non-member children, and/or non-member parent. Provided, the non-member spouse, non-member children, and/or non-member parent who inherit a two year term of the lease must have actually resided on the leased premises as their primary residence at the time of lessee's death and continue to reside on the leased premises as their primary residence or the lease will terminate.

(Source: WOS 2000-07, June 4, 2000, Section II)

8.603 INTESTATE INHERITANCE

A. If a Tribal member/lessee dies intestate his/her Tribal member spouse, Tribal member children, and/or Tribal member parent who occupied the tract as a home at the time of decedent's death may remain in such home for the remainder of the term of the lease. Provided, the Tribal member spouse, Tribal member children and/or Tribal member parent who inherit the remaining term of the lease must actually continue to reside on the leased premises as their primary residence or the lease will terminate.

B. If a Tribal member/lessee dies intestate his/her non-member spouse, non-member children, and/or non-member parent who occupied the tract as a home at the time of decedent's death may remain in such home for a two year period after the death of lessee. Provided, the non-member spouse, non-member children, and/or non-member parent who inherit a two year term of the lease must actually continue to reside on the leased premises as their primary residence or the lease will terminate.

(Source: WOS 2000-07, June 4, 2000, Section III)

8.604 EARLY TERMINATION OF LEASES

If a Tribal member/lessee dies during the term of his/her lease, and the lease is not continued under Section II or III [WOTC 8.402;8.403] of this Statute, the lease shall terminate upon such death and all interest in the leased tract shall revert to the Tribe.

(Source: WOS 2000-07, June 4, 2000, Section IV)

8.605 DUTIES OF HOUSING DEPARTMENT AND TRIBAL COURT

A. The LTBB Housing Department shall develop forms consistent with this Statute which it shall provide to potential lessees.

B. Situations that arise that are not directly addressed in this Statute shall be resolved by the Tribal Court in accordance with the statutory and common law of LTBB.

(Source: WOS 2000-07, June 4, 2000, Section V)

8.606 EFFECTIVE DATE

This Statute takes effect immediately upon enactment.

(Source: WOS 2000-07, June 4, 2000, Section VI)

8.607 SAVINGS CLAUSE

In the event that any phrase, provision, part, paragraph, subsection or section of this Statute is found by a court of competent jurisdiction to violate the Constitution, laws or ordinances of or governing the Little Traverse Bay Bands of Odawa Indians, such phrase, provision, paragraph, subsection or section shall be considered to stand alone and to be deleted from this Statute, the entirety of the balance of the Statute to remain in full and binding force and effect.

(Source: WOS 2000-07, June 4, 2000, Section VII)