

**TITLE 8 – REGULATORY CODE
PART IV- PROPERTY
CHAPTER 4-5 BUSINESS SITE LEASING**

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Legislative History: Enacted in Pascua Yaqui Tribal Code on April 14, 2021 by Resolution No. C04-90-21 and Ordinance No. 09-21. This Ordinance supersedes and replaces the Business Site Leasing Act adopted by Resolution No. C07-173-20, which superseded and replaced the Business Site Leasing Act originally adopted by Resolution C05-72-16. Approved by the Department of the Interior Bureau of Indian Affairs on August 25, 2021.

SUBCHAPTER A GENERAL PROVISIONS

Section 10 Short Title (8 PYTC § 4-5-10)

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

Section 20 Authority (8 PYTC § 4-5-20)

The Tribal Council enacts this Ordinance pursuant to the duties of the Tribal Council stated in Article VI, subsections 1(a), (g), (o) and (t) of the Constitution and the legislative powers of the Tribal Council enumerated in Article VI, Section 2 of the Constitution.

Section 30 Purpose (8 PYTC § 4-5-30)

This Act 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 Business Site Leasing Ordinance approved by the Secretary of the Interior. Nothing in the Business Site Leasing 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 § 4-5-40)

- (A) The Business Site Leasing Ordinance shall apply to Lease providing for the possession or use of any Tribal Land for business or commercial use. This Code shall not be construed to affect Leases approved prior to effective date of this Code.
- (B) The Business shall not apply to any residential lease. This Ordinance does not apply to fee lands, individually owned Indian lands or fractioned interests.
- (C) The Business Site Leasing Ordinance shall not apply to any Wind Energy Evaluation lease (WEEL) or Wind and Solar Resource (WSR) lease. Please refer to the Pascua Yaqui Solar Leasing Ordinance.

Section 50 Controlling Law (8 PYTC § 4-5-50)

- (A) To the extent that this Business Site Leasing Ordinance 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 Business Site Leasing Ordinance applies conflicts with the Business Site Leasing Ordinance, the Business Site Leasing Ordinance shall control.

Section 60 Severability (8 PYTC § 4-5-60)

If any provision of the Business Site 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 § 4-5-70)

The Business Site Leasing 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 § 4-5-80)

The Business Site 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 Business Site 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 § 4-5-90)

- (A) As used in this Business Site Leasing Ordinance, the capitalized terms set forth below shall have the following meanings:

- (1) "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.
- (2) "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.
- (3) "BIA" means the Bureau of Indian Affairs within the United States Department of the Interior.
- (4) "Business Site Lease" means any lease for a business or commercial purposes issued upon Pascua Yaqui Tribal Land.
- (5) "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.
- (6) "Constitution" means the Constitution of the Tribe.
- (7) "Designated Assignee" means any lender to which a Mortgagee has or may transfer or assign its interest in a Lease or Leasehold Mortgage.
- (8) "Director" and "Land Director" mean the Director of the Tribe's Land Department.
- (9) "Environmental Review Process" means the process undertaken by the Tribe to identify and evaluate whether the proposed action of approval of a Lease under the Business Site

Leasing Ordinance will have any Significant Effect on the Environment, as defined in this Business Site Leasing Code.

- (10) “Fair Market Lease Value” means the most probable dollar amount a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations; the lessee and lessor each acting prudently and knowledgeably, and assuming consummation of a lease contract as of a specified date and the passing of the leasehold from lessor to lessee.
- (11) “Land Department” means the Pascua Yaqui Land Department.
- (12) “Lease” means a written contract between the Tribe and a Lessee whereby the Lessee is granted a right to possess Tribal Land as defined in this Business Site Leasing Ordinance Land, for business or commercial use for a specified purpose and duration.
- (13) “Lessee” means a person who has acquired a legal right to possess Tribal Land by executing a Lease of Tribal Land.
- (14) “Leasehold Estate” means the possessory interest in Tribal Land established pursuant to a Lease between a Lessor and a Lessee.
- (15) “Leasehold Mortgage” means a Mortgage, deed of trust, 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.
- (16) “Lessor” means the Tribe.
- (17) “LTRO” means the Land Titles and Records Office of the BIA.
- (18) “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.
- (19) “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.
- (20) “Mortgagor” means the Tribe or any person or entity who has executed a Leasehold Mortgage, including any successor or assignee thereof.
- (21) “Ordinance” means this Business Site Leasing Ordinance.
- (22) “Permanent Improvements” means buildings, other structures, and associated infrastructure attached to the Premises.
- (23) “Premises” means any portion of Tribal Land, as described in any Lease, and any common areas and grounds appurtenant thereto.
- (24) “Public” for purpose of the Environmental Review Process defined in this Business Site Leasing Ordinance means any person with the potential to be directly and significantly impacted by the Lease or Lease activity.

- (25) “Secretary” means the Secretary of the U.S. Department of Interior.
- (26) “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.
- (27) “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.
- (28) “Tribal Council” means the governing body of the Tribe established pursuant to Article V of the Constitution.
- (29) “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. The term also includes the surface estate of lands held by the United States in trust for the Tribe or for an Indian corporation chartered under section 17 of the Act of June 18, 1934 (48 Stat. 988; 25 U.S.C. 477).
- (30) “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.
- (31) “Tribe” means the Pascua Yaqui Tribe, a federally recognized Indian tribe.
- (32) “Trust or Restricted Land” means any tract held by the United States in trust or restricted status for the benefit of the Tribe.”
- (33) “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 § 4-5-100)

- (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 Business Site Leasing Ordinance, Leases which are approved and executed under this Business Site Leasing Ordinance, shall be effective without federal approval unless the Secretary of the Interior rescinds approval of this Business Site Leasing Ordinance and reassumes responsibility for such approval.

- (D) Any Lease which is approved and executed under this Business Site Leasing Ordinance shall refer to the Business Site Leasing 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) If applicant is a corporate entity or business, the nature of the business , the entity structure and any business organization documents and the State or other jurisdiction of organization of the entity.
 - (3) Description of the Premises to be leases, the proposed use and a proposed Lease term;
 - (4) A written summary of the applicant’s business plan or proposal, including a description of the type of Permanent Improvements contemplated, and proposed investments;
 - (5) A financial statement that is adequate to determine the applicant’s ability to carry out the proposal and satisfy the terms and conditions of the Lease;
 - (6) Environmental assessment materials, if any, prepared in relation to the proposal;
 - (7) 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;
 - (8) Any other information or documents that the Tribe may require; and
 - (9) 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 Approval of Lease (8 PYTC § 4-5-110)

- (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 twenty-five (25) years with an option to renew for up to two additional terms (each of which may not exceed 25 years) for business and commercial leases;
 - (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, provide development plans and construction schedules, 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) 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 Interest 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 Business Site Leasing Ordinance;
- (8) State the due diligence, performance bond (which must be in an amount equal to one year's rental, the construction of any anticipated Permanent Improvements, performance of any lease obligations, and any restoration and reclamation costs), and insurance requirements that apply, if any; any performance bond must require the surety to provide notice to the Tribe at least sixty (60) days before cancellation; insurance must be in an amount sufficient to protect all insurable Permanent Improvements on the leased premises;
- (9) State the process for amendment, which shall be only in writing signed by both parties, and with the consent of any Mortgagee, if applicable;
- (10) State the governing law, which may include this Business Site Leasing Code, 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) Include or attach all other documents which may be required by the Tribe for compliance with Business Site Leases;
- (14) Where the Lessee is not an entity owned and operated by the Tribe, Lessee shall provide documents that demonstrate the financial and technical capability of the Lessee or Lessee's agent to construct, operate, maintain, and terminate the proposed project and the Lessee's ability to successfully design, construct, or obtain the funding for a project similar to the proposed project, if appropriate;
- (15) Lessee shall provide a preliminary plan of development that describes the type and location of any permanent improvements the Lessee plans to construct and a schedule

showing the tentative commencement and completion dates for those improvements, if appropriate;

- (16) If the Lessee is a corporation, limited liability company, partnership, joint venture, or other legal entity, except a tribal entity, Lessee shall provide 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;
- (17) 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;
- (18) If the leased premises are within an irrigation project or drainage district, the lessee must pay all operation and maintenance charges; and
- (19) 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 Option to Renew (8 PYTC § 4-5-120)

- (A) If the lease provides for an option to renew, the lease must specify:
 - (1) The time and manner in which the option must be exercised or is automatically effective;
 - (2) That confirmation of the renewal will be submitted to the BIA, unless the lease provides for automatic renewal;
 - (3) That the lessee must provide notice of the renewal to any sureties and mortgagees;
 - (4) The additional consideration, if any, that will be due upon the exercise of the option to renew or the start of the renewal term; and
 - (5) Any other conditions for renewal (e.g., that the lessee is not in violation of the lease at the time of renewal).
- (B) Any renewal of a lease will be submitted for recording by the LTRO.

Section 130 Payment (8 PYTC § 4-5-130)

- (A) For any Lease of Tribal Land requiring payments to be made to the Tribe, the Lessee shall provide the Tribe with such documentation of the lease payments as the Tribe may request to enable the Tribal Council to enforce the Lease provisions with respect to the Premises.
- (B) Fair Market Lease Value may take into consideration all revenues (such as taxes, fees and other benefits of value) which the lease is likely to generate for the Pascua Yaqui Tribe including increased business opportunities for related industries. Fair Market Lease Value contemplates a Lease being made under conditions whereby:

- (1) Lessee and lessor are typically motivated;
 - (2) Both parties are well-informed or well-advised, and acting in what they consider their best interests;
 - (3) A reasonable time is allowed for exposure in the open market;
 - (4) The rent payment is made in terms of cash in United States dollars, and is expressed as an amount per time period consistent with the payment schedule of the lease contract; and
 - (5) The rental amount represents the normal consideration for the property leased unaffected by special fees or concessions granted by anyone associated with the transaction.
- (C) 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 140 Trespass and Lease Violations (8 PYTC § 4-5-140)

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 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 150 Recording (8 PYTC § 4-5-150)

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 AND PROCESS AND DOCUMENTATION

Section 160 Requirements for Approval (8 PYTC § 4-5-160)

- (A) The Tribal Council shall not approve a Lease under the Business Site Leasing Code, and neither the Chairman, Vice Chairman nor any other designated elected Tribal officer provided with delegation to sign on behalf of the Tribe, 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 170 of this Business Site Leasing Ordinance and provided that a written determination to the Tribal Council; or
 - (b) Issued a final decision after following the procedures set forth in Section 180 of this Business Site Leasing Ordinance; or
 - (2) The Land Department has provided the Tribal Council 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 180 of this Business Site Leasing Ordinance.

- (3) 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 170 Categorical Exclusions (8 PYTC § 4-5-170)

- (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 this Section, are categorically excluded from the procedures set forth in Section 180 of this Business Site Leasing Ordinance:
 - (1) Approval of a Lease for business or commercial use of an existing improved parcel, including any associated improvements, access roads and utilities; and
 - (2) There is no significant change in the use of the land under the new lease.
- (B) Notwithstanding Section 170 of this Business Site Leasing Ordinance, the Land Department shall follow the procedures set forth in Section 180 of this Business Site Leasing Ordinance if it determines that extraordinary circumstances exist under which the business or commercial 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.
- (C) Non-residential projects involving a change in use or involving construction are not to be categorically excluded from review under Section 180.

Section 180 Environmental Review Process and Documentation (8 PYTC § 4-5-180)

- (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 members of 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 Section 180 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 Business Site Leasing 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 Business Site Leasing 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 Business Site Leasing 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 Section 180 shall be issued and posted in accordance with Section 190 of this Business Site Leasing 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 Business Site Leasing Ordinance.

Section 190 Notices (8 PYTC § 4-5-190)

All notices required by this Ordinance shall be posted for the number of days specified in this Business Site Leasing Ordinance in a prominent, noticeable location in the Tribe's Administration Building on the Pascua Yaqui Reservation and at 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 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 § 4-5-200)

- (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, with approval by the Tribe's Council as necessary or required by Tribal Law.
- (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 this Business Site Leasing Ordinance, Tribal Law 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 Code and reassumes responsibility for such approval.

Section 210 Requirements (8 PYTC § 4-5-210)

- (A) A Lessee may sublease tribal land in accordance with this Subchapter.
- (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 the Business Site Leasing Code.

SUBCHAPTER F LEASEHOLD MORTGAGE

Section 220 Approval of Leasehold Mortgage (8 PYTC § 4-5-220)

- (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 Business Site Leasing Ordinance, all Leasehold Mortgages which are authorized under this Ordinance shall be effective without federal approval, unless the Secretary of the of the U.S. Department of Interior rescinds approval of this Ordinance and reassumes responsibility for such approval.

Section 230 Requirements (8 PYTC § 4-5-230)

- (A) The term of any Lease approved pursuant to the provisions of this Business Site Leasing Ordinance shall not exceed the terms set forth in Section 110 herein.
- (B) All Leasehold Mortgages shall be recorded pursuant to Section 150 of this Ordinance.

SUBCHAPTER G DISPUTE RESOLUTION

Section 240 Complaint (8 PYTC § 4-5-240)

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

Section 250 Form of Complaint (8 PYTC § 4-5-250)

The complaint shall be in writing, signed by the member of the Public, describe the alleged noncompliance with this Business Site Leasing 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 § 4-5-260)

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 § 4-5-270)

If a complaint is not resolved informally, the Tribe's 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 § 4-5-280)

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

Section 290 No Waiver of Sovereign Immunity (8 PYTC § 4-5-290)

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

DISPOSITION TABLE

Former Section	New Section
NEW	Section 10
NEW	Section 20
NEW	Section 30
NEW	Section 40
NEW	Section 50
NEW	Section 60
NEW	Section 70
NEW	Section 80
NEW	Section 90
NEW	Section 100
NEW	Section 110
NEW	Section 120
NEW	Section 130
NEW	Section 140
NEW	Section 150
NEW	Section 160
NEW	Section 170
NEW	Section 180
NEW	Section 190
NEW	Section 200
NEW	Section 210
NEW	Section 220
NEW	Section 230
NEW	Section 240
NEW	Section 250
NEW	Section 260
NEW	Section 270
NEW	Section 280
NEW	Section 290