
AN ACT

To provide for a new village homesteading program and for other purposes.

BE IT ENACTED BY THE NORTHERN MARIANAS COMMONWEALTH LEGISLATURE:

1 Section 1. Short Title. This Act shall be **known** and may be
2 cited as the Northern Mariana Islands Village Homesteading Act of 1979.

3 Section 2. Findings and Purpose.

4 (a) The Legislature finds that there are many residents of
5 the Northern Mariana Islands who are without village lots to construct
6 safe, decent, and sanitary dwelling houses for themselves and their
7 families and are without sufficient means to purchase village lots.

8 (b) The Legislature further finds that there are public lands
9 available within the Northern Mariana Islands which may be designated
10 by the Marianas Public Land Corporation to meet the needs of our
11 residents who are without village lots.

12 (c) It is the purpose of this Act to:

13 (1) Establish the Northern Mariana Islands Village
14 Homesteading Program for Northern Mariana Islands' residents who are
15 without village lots and do not have the means to acquire village
16 lots; and

17 (2) Provide the Marianas Public Land Corporation with
18 sufficient authority and flexibility to implement and administer this
19 Act.

20 Section 3. Establishment of the Northern Mariana Islands Village
21 Homesteading Program. A village homesteading program is hereby

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1 established in the Marianas Public Land Corporation; the implementation
2 of the program shall be as provided by rules and regulations; the program
3 shall include but not be limited to:

4 (a) Establishment of eligibility criteria for designated
5 village homesteading **lots** which provide:

6 (1) An applicant must be of Northern Marianas descent
7 as defined in Article **XII**, Section 4, of the Constitution of the
8 Northern Mariana Islands;

9 (2) An applicant is not eligible for **more** than one
10 village homestead lot;

11 (3) An applicant must be eighteen (18) years **old or**
12 older who is:

13 (A) married, widowed, or unmarried with dependent
14 children; or

15 (B) single.

16 (4) An applicant or his or her spouse must not **own** or
17 have any interest in any village lot or have been a recipient of a
18 village homestead lot.

19 (b) Establishment of village homestead subdivisions **that** are
20 consistent with **modern** urban planning standards and which take into
21 consideration lot requirements, roadways, housing, utilities, and water
22 distribution; **PROVIDED**, however, that any village subdivision approved
23 prior to **the** effective date of the Constitution shall not be affected by
24 this Act.

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1 (c) Establishcent of reasonable filing fees and other related
2 charges.

3 (d) Establishment of inspection and compliance procedures for
4 each designated village homestead program; PROVIDED, however, that the
5 homesteader shall be granted a certificate of compliance three (3) years
6 after the issuance of a homestead permit and upon fulfillment of the
7 requirements as established by the Marianas Public Land Corporation.

8 (e) Establishment of priorities for the issuance of a permit
9 for village homestead lot which shall take into consideration but not be
10 limited to the applicant's immediate needs for housing, number of
11 dependents, and income.

12 Section 4. Village Homesteading Program Prior to January 9, 1978.

13 (a) The Marianas Public Land Corporation shall administer all
14 village homesteading programs in accordance with the provisions of
15 statutes, rules and regulations, policies in effect prior to January 9,
16 1978, which are not inconsistent with the provisions of the Constitution
17 of the Northern Mariana Islands.

18 (b) The following are the existing village homesteading
19 programs:

20 (1) Teneto-Sinapalo New Village Subdivision -- Rota.

21 (2) San Jose New Village Subdivision -- Tinian.

22 (3) Sugar King New Village Subdivision -- Saipan.

23 (c) Notwithstanding the provisions of Section 4(a) of this
24 Act, the Marianas Public Land Corporation may, for good cause shown,
25 waive rules and regulations and policies which are applicable to village

1 homesteading programs established prior to January 9, 1978.

2 Section 5. Waiver of Homestead Requirements.

3 (a) The Marianas Public Land Corporation shall establish the
4 procedures for granting deeds to persons who have established continuous
5 use of public lands for at least fifteen (15) years as of the effective
6 date of the Constitution.

7 (b) A person receiving a deed under this Section shall be
8 limited to a village homestead lot that does not exceed one thousand
9 (1,000) square meters; and

10 (c) A person claiming any right to public lands because of
11 continuous use of public lands for at least fifteen (15) years as of the
12 effective date of the Constitution must meet the eligibility requirements
13 as provided for under this Act and its rules and regulations.

14 Section 6. Authorization to Mortgage. The Marianas Public Land
15 Corporation is hereby authorized to mortgage village homestead lots on
16 behalf of homesteaders who are eligible to receive housing loans under
17 Article VII, Section 702(d) of the Covenant, or eligible to receive loans
18 under the Farmers Home Administration program or from private or public
19 lending institutions.

20 Section 7. Rules and Regulations. The Marianas Public Land
21 Corporation shall adopt rules and regulations implementing the provisions
22 of this Act.

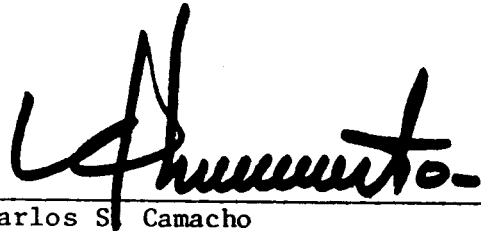
23 Section 8. Severability. **If** any provision of this Act or any rule
24 or regulation promulgated hereunder, or the application of any such
25 provision, rule or regulation to any person or circumstances shall be

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1 held invalid, by a court of competent jurisdiction, the remainder of this
2 Act or any rules or regulations promulgated pursuant thereto or the
3 application of such provisions, regulations or rules to persons or
4 circumstances other than those to which it is held invalid, shall not be
5 affected thereby.

6 Section 9. Effective Date. This Act shall take effect **upon** its
7 approval by the Governor, or upon its becoming law without such approval.

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10 December 19, , 1979

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15 Carlos S. Camacho
16 Governor
17 Commonwealth of the Northern Marianas