

Nisga'a Landholding Transition Act

Instructions

For Nisga'a citizens who do not have a Nisga'a Village entitlement or Nisga'a Nation entitlement

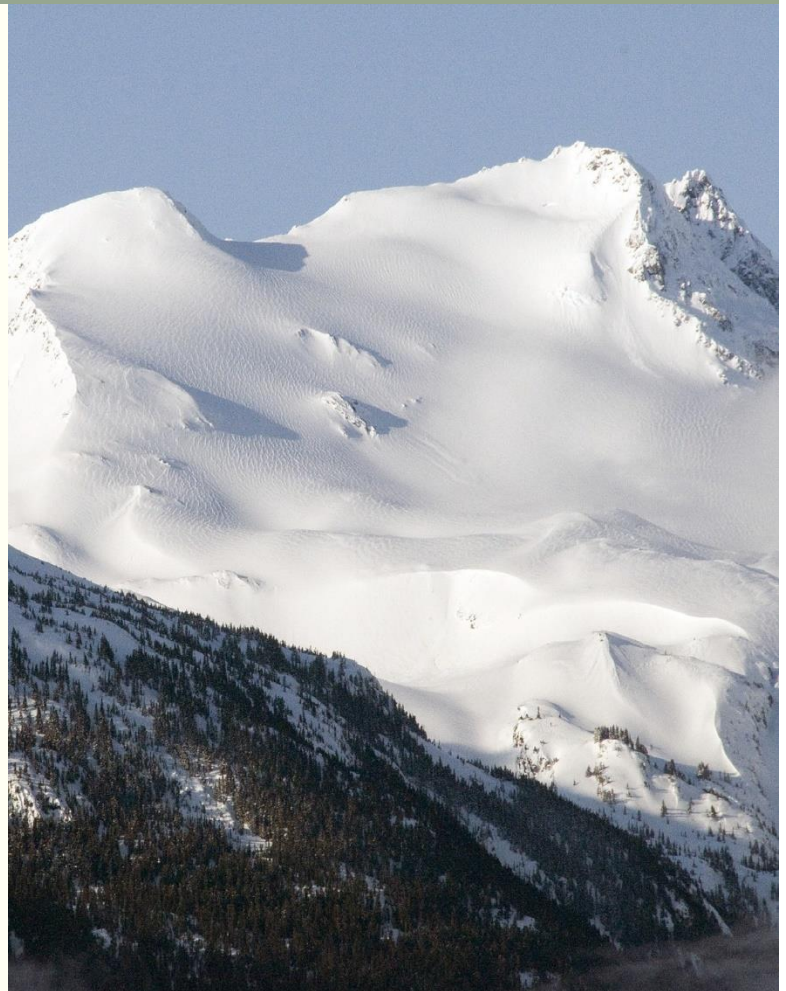
What you need to know

The *Nisga'a Landholding Transition Act* provides a way for a Village government to offer fee simple title to a residential lot to any Nisga'a citizen. Although the first grant of fee simple title must be to a Nisga'a citizen, that citizen can then transfer the title to anyone without restriction.

There are some conditions that must be met:

- The parcel must be no larger than ½ acre (.2 ha)
- The parcel must be zoned for residential use in a zoning law enacted by the Village government

The Village government currently owns all the land in each village. For this reason, it can offer the fee simple title to a Nisga'a citizen, and can charge a fee for the parcel. You can request an offer of fee simple title to a parcel in any village. It is entirely up to the Village government to decide if it wants to transfer the fee simple title. There is no obligation to do so.



If the Village government offers you fee simple title to a parcel of land

If the Village government wishes to transfer a lot to you in fee simple, it will send you a letter of offer that encloses the form that you need to fill out and submit to the Nisga'a Land Title Office so that the title can be registered in your name. There is a registration fee of \$80.00 that is payable to the Nisga'a Land Title Office.

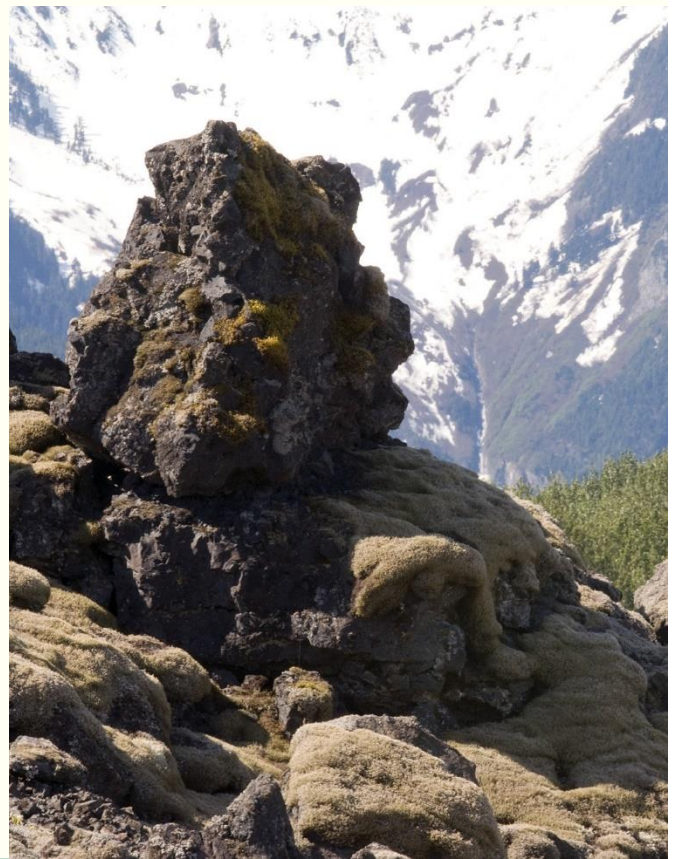
If you want to request a fee simple title to a parcel of land in a Nisga'a Village

You can contact the Village government to request a parcel of residentially zoned land in any Nisga'a Village. If the Village government grants your request it will send you a letter of offer with forms and instructions that you can use to accept or decline the offer. You may be required to pay a fee for the parcel.

What is the process?

If the Village government offers you the fee simple title to a parcel of residentially zoned land, the following steps will be taken:

- Once you have paid any fee charged by the Village government, it will send you a letter of offer, enclosing a copy of *Nisga'a Landholding Transition Act* Form 9. Form 9 has two parts. The first part is the Village government resolution that offers the grant of fee simple title to you, and the second part is the transfer document that needs to be filed in the Nisga'a Land Title Office
- To register the title in your name, fill out a *Nisga'a Landholding Transition Act* Form 11 (which will be included with the offer) and submit it to the Nisga'a Land Title Office along with the Form 9 that you received from the Village government. Staff of the Land Title Office can assist you to fill out the form.
- The Registrar will register the grant of fee simple title to the parcel, and provide a title search to both you and the Village government so that you can see that the title has transferred to you.



Documents

The Village government will provide you with the required documents at the time of the offer.



For further information, please feel free to contact us and we will do our best to help you.

Nisga'a Land Title Office
PO Box 231
Gitlaxt'aamiks, BC V0J 1A0
Telephone 250 633 3028
Toll free 1 866 633 0888
Email: land_title@nisgaanation.ca
Website www.nisgaalandtitle.ca