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(Seth Fritsch)

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RareBooksClub. Paperback. Book Condition: New. This item is printed on demand. Paperback. 132 pages. Original publisher: Washington, D. C. : U. S. Dept. of Housing and Urban Development, Office of Native American Programs, 2000 OCLC Number: (OCOlc)53992718 Subject: Minorities -- Housing -- Handbooks, manuals, etc. Excerpt: . . . Guide to Creating a Nonprofit Homeownership Entity and off the reservation. A legal assessment will also identify in what areas tribal law is lacking, contradictory, or raises issues for the proposed activities. Legal and tax implications exist on multiple levels, including the tribe, state, and federal government bodies. Normally state law does not apply to a tribe, its activities or its tribal lands. However, the nonprofit organization may make decisions that would fall under the jurisdiction of state law by choice for tax advantages or governance advantages. Normally, the implications of the legal and tax consequences vary by tribe and by state. The implications also differ from the perspective of the homebuyer and the nonprofit organization. To begin, the working group should consider the kind of governmental, legal, and tax codes needed so the nonprofit can accomplish its goals in a cost-efficient manner. Understanding tribal law and what it requires is essential to the nonprofit organization. An awareness of the legal relationship with the federal government is also important as federal laws regulate tribal land. The working group needs to consider the impact of the tribal laws on the homeowner, for example, what happens if the buyer must sell, default, or vacate the premises for a period of time. For example, some tribal constitutions have provisions that result in the loss of a lease on land or land assignments if the occupant vacates the property for more than two years. The tribal constitution is a fundamental organizing instrument. The Tribal Government...

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