

**NINTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE**

**PUBLIC LAW NO. 9-6**

**H. B. No. 9-196**

**SECOND SPECIAL SESSION, 1994**

---

---

---

**An Act**

To conform the Uniform Condominium Act adopted by Public Law 3-86 to the provisions of Constitutional Amendment No. 35 by amending 2 CMC section 6601 and for other purposes.

**BE IT ENACTED BY THE NINTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE:**

Section 1. Findings and Purpose. The Legislature finds that the Uniform Condominium Law was adopted by the CNMI by the enactment of Public Law 3-86 which took effect of December 14, 1983 and was subsequently codified at 2 CMC Section 6101 *et seq.* Section 6-101 of P.L. 3-86 (2 CMC Section 6601) defines the short term interest in a condominium unit which persons of non Northern Marianas descent may hold consistent with Article XII of the Constitution as forty (40) years. At the time P.L. 3-86 was enacted in 1983, section 6601 was, in effect consistent with Article XII as it existed at that time. Article XII was amended in 1985 by Constitutional Amendment No. 35 to extend the short term interest in land permitted to persons of non Northern Marianas descent from forty (40) to fifty-five (55) years. Section 6601 was never amended to conform to the provisions of Constitutional Amendment No. 35. It is therefore the purpose of this legislation to correct this oversight.

By conforming the Commonwealth condominium law to more liberal provisions of Constitutional Amendment 35, it is the intention of the Legislature to encourage condominium development and to stimulate investor confidence in this largely underutilized marketing tool for new, quality construction.

Section 2. Amendment. 2 CMC section 6601 is hereby amended to read as follows:

"Any interest in a unit which does not confer an ownership or leasehold interest in real property for more than 55 years including renewal rights is a short term interest in a unit and shall be deemed an interest consistent with Article XII of the Commonwealth Constitution."

Section 3. Severability. If any provision of this Act or the application of any such provision to any person or circumstance should be held invalid by a court of competent jurisdiction, the remainder of this Act or the application of its provisions to persons or circumstances other than those to which it is held invalid shall not be affected thereby.

Section 4. Savings Clause. This Act and any repealer contained herein shall not be construed as affecting any existing right acquired under contract or acquired under statutes repealed or under any rule, regulation or order adopted under the statutes. Repealers contained in this Act shall not affect any proceeding instituted under or pursuant to law. The enactment of this Act shall not have the effect of terminating, or in any way modifying, any liability, civil or criminal, which shall already be in existence at the date this Act becomes effective.

Section 5. Effective Date. This Act shall take effect upon its approval by the Governor or upon its becoming law without such approval.

**CERTIFIED BY:**

**ATTESTED BY:**

/s/ Diego T. Benavente  
DIEGO T. BENAVENTE  
Speaker of the House

/s/ Evelyn C. Fleming  
EVELYN C. FLEMING  
House Clerk

Approved this 8th day of July, 1994

/s/ Jesus C. Borja  
~~FROILAN C. TENORIO~~ JESUS C. BORJA  
Acting Governor  
Commonwealth of the Northern Mariana Islands