

NINTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE

H. B. NO. 9-412

FIRST SPECIAL SESSION, 1995

AN ACT

To require a two-year additional grace period be given for recipients of homestead lots in the completion of their improvements to compensate for the damages done to their property during Typhoons Wilda and Zelda.

BE IT ENACTED BY THE NINTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE:

Section 1. Findings. The Legislature finds that several people, many of them with young families are developing homestead lots in the CNMI, and that failure of these homestead recipients to complete necessary improvements to their property within their allotted time will result in the property's recovery by the government. Since the damage caused by the recent typhoons Wilda and Zelda destroyed the improvements made by many of these homestead recipients, the Legislature finds that it would be unjust to hold these homesteaders to the exact letter of their agreements, and that an extension of their homestead improvement time requirements is in order.

Section 2. Extension. The Department of Lands and Natural Resources and the Division of Public Lands shall extend a two year grace period for homesteaders to complete the required improvements to their land whose existing improvements were destroyed or severely damaged by typhoons Wilda and Zelda.

Section 3. Future Relief: The Department of Lands and Natural Resources and the Division of Public Lands shall develop and institute a regulatory mechanism to automatically provide development time relief to homesteaders who in the future shall suffer similar destruction of their homestead improvements due to the adverse effects of natural disasters or wildfire prior to the completion of their homestead development obligations.

Section 4. 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 5. 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herein shall not be construed as affecting any existing right acquired under contract or acquired under statutes repealed or under any rule, regulation or order adopted under the statutes.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 prior 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 6. Effective Date. This Act shall take effect upon its approval by the Governor or upon its becoming law without such approval.

CERTIFIED BY:

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

ATTESTED BY:

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

Approved this 17th day of October, 1995

/s/ Froilan C. Tenorio
FROILAN C. TENORIO
Governor
Commonwealth of the Northern Mariana Islands