



# SETTLEMENT LAND ALLOCATION

## What is a settlement land allocation?

A land allocation guarantees KDFN Beneficiaries and Citizens exclusive rights to live on or use and pass on their residential or traditional use land.

## Who is eligible to apply for a settlement land allocation?

Any KDFN Beneficiary or Citizen over the age of 19 will be able to apply for a land allocation.

## Are allocations issued on any type of settlement land?

No. Allocations are only issued for residential or traditional use land.

## What is the difference between an allocation and a lease of settlement land?

A **land allocation** will only be available and transferable to KDFN Beneficiaries and Citizens. Banks and other financial institutions may not secure financing, like a mortgage, on allocations. There is **no time limit or term** on an allocation.

A **land lease** are issued for a fixed term and will be transferable to KDFN Beneficiaries, Citizens, and the general public. Banks and other financial institutions will secure financing on leases.

## Can an allocation change to a lease, or a lease to an allocation?

Only residential allocations are transferable to a lease. Any request to transfer the interest must be approved by KDFN.

## Does an allocation have an end date?

No. An allocation holder has the parcel as long as they want it and can will it on to family.

## Are allocation holders required to pay tax on their land allocation?

Yes. Landholders pay property tax to the City of Whitehorse or the Yukon government. The amount paid will depend on the location, type and use of buildings, if any, on the land. Property tax within the City of Whitehorse are typically higher than outside of city limits.

## Are there any other requirements for those holding a settlement land allocation?

Yes. Residential allocations need to have a house built or located on them within a certain period of time. Traditional use allocations do not need anything built on them.

## Why would a KDFN Beneficiary or Citizen choose a residential lease over a residential allocation?

A KDFN Beneficiary or Citizen may choose a residential lease over an allocation if they need financing to improve or build on the land, or if they will want to sell their lease on the open market.

## Are there restrictions on the number of allocations a KDFN Beneficiary or Citizen can hold?

Yes. Each KDFN Beneficiary and Citizen can hold one residential and one traditional use allocation. However, they are able to hold a residential allocation and a residential lease.