



# About Native Allotments

The Bureau of Indian Affairs (BIA) has to approve nearly all transactions involving a Native Allotment.

Allotments are considered "restricted land." You need BIA approval to sell, lease, gift, or otherwise convey your land or inherited interest in restricted land. BIA also needs to review and approve transactions such as selling or leasing the land, selling materials such as gravel from the land, using the land as collateral, or putting a right of way or easement across it.

You don't need to hire a private attorney for advice, counsel or technical assistance related to your allotment.

BIA and Bristol Bay Native Association (BBNA) have a management role for restricted lands in the Bristol Bay Region. They can help you with your questions. See the list at right to find the contact number for which organization manages the restricted lands near your community.

You may be able to generate income from your Native Allotment.

Potential income can come from **selling permits or leases to use the land** to interested third-parties. For example, tourism operators or hunting or fishing guides may seek permission to use an allotment. Income can also be generated by **selling any gravel resources** that exist on the lands. BIA or BBNA can help with those transactions, and in many cases must approve them.

Restricted property owners have an Individual Indian Money (IIM) Account.

BIA sets up an Individual Indian Money (IIM) account for all restricted property owners. It works just like any other bank account and earns interest. If you sell, lease or have income from your Native Allotment, BIA will receive the funds on your behalf and deposit them into your IIM account. BIA can distribute funds to you by check or debit card, or wire them to your regular bank account.

Questions? Call the Office of the Special Trustee - IIM Office at (907) 271-1588.



## WHO TO CALL?

### BBNA

LAND MANAGEMENT SERVICES

(907) 842-5257

SERVES: Aleknagik • Chignik  
Chignik Lagoon • Chignik Lake  
Clarks Point • Dillingham  
Egegik • Ekuk • Ekwok  
Igiugig • Ivanof Bay • Kokhanok  
Koliganek • Levelock  
Manokotak • New Stuyahok  
Newhalen • Olsonville  
Perryville • Pilot Point  
Portage Creek • Togiak  
Twin Hills • Ugashik

### BIA

REAL ESTATE SERVICES

(907) 271-4104

SERVES: Iliamna • King Salmon  
Naknek • Nondalton • Pedro Bay  
Port Heiden • South Naknek

## MORE ABOUT RESTRICTED LAND

- ▶ Alaska Native Allotments are restricted land so long as the land continues to be owned by an Alaska Native. This means BIA must approve all transactions.
- ▶ Restricted land is non-taxable, inalienable, and generally not subject to State and/or local laws.
- ▶ Unlike regional and village corporation lands, allotments are tax-exempt so long as they remain restricted land.
- ▶ Restricted land is usually not a countable resource for State assistance programs or Supplemental Security Income (SSI). If needed, you can request a letter from BIA to show that the property is restricted.

## Changing ownership of Native Allotments

All restricted native land that changes ownership is conveyed through one of the conveyance processes:\* gift deeds, sales (advertised and negotiated), subdivisions, partitions, mortgages, and removal of restrictions. Depending on the new owner, the land may move into fee status or it may remain in restricted status.

*\*Except for the probate of Alaska Native Allotments, which are processed by Probate and Estate Services.*

## Have you inherited a Native Allotment?

Inherited property interests are not conveyed by deed, but through a Probate Order signed by an Administrative Law Judge. BIA's Probate and Estate Services can answer questions or get the process started if a loved one with restricted land assets has passed.

**(907) 271-3911**

If you inherit an **undivided interest** in a Native Allotment, it means that you receive a fractional ownership interest in the entire parcel of land. That ownership is shared with the other people who also receive an undivided interest, and does not entitle you to any specific portion of the property. For most realty transactions, all owners with an undivided interest must agree to the transaction. It takes 100% agreement of all owners to sell a restricted property.

It can be difficult to manage land owned by several heirs. **Land partitions** are sometimes used if heirs wish to subdivide inherited property so that each can receive a deed (title) to his or her part of the property. Individual heirs can use their portion for their own purposes without having to have the consent of the other heirs.

Writing a will is an important step to ensuring that your interest is not further fractionalized.

## Service Providers

**Bristol Bay Native Association (BBNA)** is an official service provider for BIA, with management responsibility for all 1,762 Native Allotments within its service region (representing 132,281.47 acres).

**The Bureau of Indian Affairs (BIA)** handles a small percentage of Native Allotment acquisitions directly through a sealed-bid process, and works with BBNA to approve the remainder. A backlog of Native allotment-related requests (appraisals, gift deeds, sales, permits, leases, easements, trespasses, partitions, land exchanges, gravel and sand permits, and subdivision reviews) means that there can be delays in the process of selling or acquiring a Native Allotment. BIA Realty assists landowners when problems develop on restricted property, including protecting their rights, providing ways to manage their land, and working to resolve trespass disputes.

**The Bureau of Land Management (BLM)** manages the Alaska Land Transfer Program, handling surveying and conveyance of land under three Alaska Statutes: the Native Allotment Act of 1906, the Alaska Statehood Act and Alaska Native Claims Settlement Act. BLM is still processing applications and conveying lands in the Bristol Bay region, including applications for Native Allotments.

## Important documents related to your Native Allotment

### Probate Order

If you've inherited property interest, you will get a copy of a Probate Order. The probate process can take several years.

**Title Status Report (TSR)** Shows ownership of an allotment.

If you need a copy of either of these documents, you may request by fax or letter from the Anchorage BIA office or BBNA. See reverse for list of communities served by each.

### BBNA Land Management Services

1500 Kakanak Rd  
Dillingham, AK 99573  
Phone – (907) 842-5257  
Fax – (907) 842-5932  
www.bbna.com

### BIA Realty Office

2601 C Street, Suite 1200  
Anchorage, AK 99503-5947  
Phone – (907) 271-4104  
Fax – (907) 271-1349  
www.bia.gov/regional-offices/alaska

---

## BBNC Native Allotment Program

BBNC seeks to enhance the value of its lands, which includes acquiring select Native Allotments for preservation, development or for augmenting adjacent land holdings. The BBNC Land Department continuously evaluates Native Allotments to assess their resource, economic development, subsistence, cultural and historical potential and to identify potential acquisitions. Let the BBNC Land Department know if you are interested in selling your Native Allotment. **(907) 278-3602 or (800) 426-3602**