

Oneida Nation

Post Office Box 365

Phone: (920)869-2214



Oneida, WI 54155

BC Resolution # 07-08-26-J Amendments to the Eviction and Termination Law

- WHEREAS,** the Oneida Nation is a federally recognized Indian government and a treaty tribe recognized by the laws of the United States of America; and
- WHEREAS,** the Oneida General Tribal Council is the governing body of the Oneida Nation; and
- WHEREAS,** the Oneida Business Committee has been delegated the authority of Article IV, Section 1, of the Oneida Tribal Constitution by the Oneida General Tribal Council; and
- WHEREAS,** the Eviction and Termination law ("the Law") was adopted by the Oneida Business Committee through resolution BC-10-12-16-A; and
- WHEREAS,** the purpose of this Law is to provide consistent procedures for terminating a contract and/or evicting an occupant which affords the occupant due process and protects all parties involved; and
- WHEREAS,** the amendments to the Law add or revise the definition for Comprehensive Housing Division, law enforcement agency, occupant, owner, periodic tenancy, rental value, and stay of eviction; and
- WHEREAS,** the amendments to the Law expand who qualifies as an owner under the law from just the Comprehensive Housing Division on behalf of the Nation to the Nation when the Nation is acting in its capacity as a lessor as defined in the Leasing law or lessee; or the Nation or any person or entity within the Nation's jurisdiction acting in its capacity as a landlord as defined in the Landlord Tenant law; and
- WHEREAS,** the amendments to the Law revise the delegation of administrative rulemaking authority provided under this Law for the Nation's residential, agricultural, and business contracts; and
- WHEREAS,** the amendments to the Law remove the terms "alleged" and "allegations" throughout the Law; and
- WHEREAS,** the amendments to the Law revise how notice of an early contract termination or eviction is provided to individuals and corporations or partnerships; and
- WHEREAS,** the amendments to the provide that an occupant shall have a right to cure for a failure to pay rent, but is not guaranteed that right to cure for subsequent violations; and

- WHEREAS,** the amendments to the Law clarify an occupant's right to cure for instances of waste or contract breach by providing steps for remedying this type of breach, and also providing that the right to cure is not guaranteed for subsequent violations; and
- WHEREAS,** the amendments to the Law clarify what types of offenses qualify as a violation of law or rule or nuisance activity; and
- WHEREAS,** the amendments to the Law revise who is allowed to notice an owner of a violation of law or rule or nuisance activity; and
- WHEREAS,** the amendments to the Law clarify that an owner is not required to provide an occupant an opportunity to cure for a violation of an applicable law or rule or nuisance act; and
- WHEREAS,** the amendments to the Law clarify and expand when an individual may contest a contract termination; and
- WHEREAS,** the amendments to the Law revise how an occupant's failure to vacate following the notice of eviction or a contract expiration is handled by an owner; and
- WHEREAS,** the amendments to the Law expand the amount of time allowed for an owner to return a security deposit to an occupant from thirty (30) days to sixty (60) days; and
- WHEREAS,** the amendments to the Law make other minor drafting revisions and broad organizational changes; and
- WHEREAS,** the Legislative Operating Committee developed the proposed amendments to the Law through collaboration with representatives from the Comprehensive Housing Division, Land Management, Oneida Police Department, Oneida Law Office, and the CEO of Nation Services; and
- WHEREAS,** in accordance with the Legislative Procedures Act a legislative analysis and fiscal impact statement were completed for the proposed amendments to the Law; and
- WHEREAS,** the Legislative Operating Committee held a public meeting on the proposed amendments to the Law on April 16, 2026, where four (4) individuals provided public comments during this public meeting, and the public comment period was then held open until April 23, 2026, where no individuals provided written comments during this public comment period; and
- WHEREAS,** the Legislative Operating Committee reviewed and considered all public comments received on May 6, 2026; and
- WHEREAS,** beyond the requirements of the Legislative Procedures Act, the Legislative Operating Committee also held three (3) community outreach events in which the Eviction and Termination law amendments were included as a topic for discussion for the community; and

NOW THEREFORE BE IT RESOLVED, the Oneida Business Committee hereby adopts the amendments to the Eviction and Termination law, which shall become effective on July 22, 2026.

BE IT FINALLY RESOLVED, the Comprehensive Housing Department and Land Management shall review the Eviction and Termination Law Rule No. 1 – Disposal of Abandoned Personal Property and make any revisions to the Rule deemed necessary to comply with these adopted amendments to the Eviction and Termination law.

CERTIFICATION

I, the undersigned, as Secretary of the Oneida Business Committee, hereby certify that the Oneida Business Committee is composed of 9 members of whom 5 members constitute a quorum; 6 members were present at a meeting duly called, noticed and held on the 8th day of July, 2026; that the forgoing resolution was duly adopted at such meeting by a vote of 5 members for, 0 members against, and 0 members not voting*; and that said resolution has not been rescinded or amended in any way.



Lisa Liggins, Secretary
Oneida Business Committee

*According to the By-Laws, Article I, Section 1, the Chair votes "only in the case of a tie."