



# Benefits of having a lease

## The benefits to having a lease are:

- a lease provides you with exclusive surface-rights to the leased parcel for the duration of the lease agreement
- a lease provides security of tenure for the duration of the lease agreement
- a lease allows you to legally transfer to another person, if you wish to sell your cabin, provided the lease is in good standing
- a lease may allow you to acquire lease hold title (with GNWT Land Titles Office) and secure a mortgage against the asset (for example: the cabin)
- existing leases are taken into consideration in land management decisions by the GNWT

Without a lease, you will need to demonstrate another lawful reason for your occupancy, or you can be subject to the legal process to seek removal of your structures.

## Questions?

Department of Lands  
Toll-Free: 1-855-698-5263  
NWTCabin@gov.nt.ca

[www.gov.nt.ca/needalease](http://www.gov.nt.ca/needalease)

## Did you know?

- The GNWT recognizes that every person in the Northwest Territories has the right to use public land in accordance with legislation and policies.
- GNWT legislation requires that a tenure agreement, such as a lease, is in place for all permanent structures on public land.
- The GNWT recognizes and respects asserted or established Aboriginal and treaty rights, including the rights of Indigenous peoples to hunt, fish and trap. Currently, GNWT legislation does not exempt Indigenous persons from requiring a lease for cabins on public land.
- Aboriginal and treaty rights with respect to cabins are under discussion within the GNWT and with Indigenous Governments and Organizations.
- Lease Fees and Property Tax are different. Lease fees are charged for the exclusive use of a parcel of land. The *Property Assessment and Taxation Act* (PATA), administered by the Department of Municipal and Community Affairs, applies to all properties (land and improvements) in the Northwest Territories, unless they are specifically exempt. PATA applies to cabins utilized in the exercise of Aboriginal or treaty rights, and also applies to cabins with or without tenure.
- By law, you are responsible for any environmental degradation or damage you cause to the land you are occupying, whether you have a lease or not.

