

# What is Fee Land?

Fee Land (also called fee simple land) is the most complete form of land ownership in the United States. It means the owner has full rights to the land and everything on it, with very few limitations.

## Fee Land at a Glance

- Complete Ownership – You own the land, the structures, and the right to transfer it (sell, lease, or pass it down).
- Transferable & Inheritable – Owners can freely sell or leave the land to heirs.
- Subject to Local Laws – Ownership is still bound by taxes, zoning, and legal restrictions.
- Not Held in Trust – Unlike trust land, fee land is not managed by the federal government or a tribe—it is privately owned.

### Fee Land

- Owned outright by individual or entity
- Can be sold, mortgaged, or transferred without federal approval
- Subject to property taxes
- Governed by local/state law and in some instances, tribal law.

### Trust Land

- Title is held by the U.S. government for a tribe or individual
- Requires federal approval for sale/transfer
- Exempt from property taxes
- Governed by federal and tribal law

## Why It's Important

Understanding the difference between fee land and trust land is important for:

- Real estate transactions
- Tribal sovereignty and governance
- Property taxation
- Land development and use

Questions? Would you like a map of your trust land?

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#### Sources

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