



(Original Signature of Member)

119TH CONGRESS  
1ST SESSION

**H. R.**

To require the Administrator of General Services to dispose of certain Federal buildings, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. STEUBE introduced the following bill; which was referred to the Committee on \_\_\_\_\_

**A BILL**

To require the Administrator of General Services to dispose of certain Federal buildings, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Disposing of Inactive  
5 Structures and Properties by Offering for Sale And Lease  
6 Act” or the “DISPOSAL Act”.

7 **SEC. 2. DISPOSAL OF SPECIFIED FEDERAL BUILDINGS.**

8 (a) DISPOSAL.—

1           (1) IN GENERAL.—The Administrator of Gen-  
2           eral Services (referred to in this section as the “Ad-  
3           ministrator”) shall dispose of the following Federal  
4           buildings:

5                   (A) The Frances Perkins Federal Building,  
6                   located at 200 Constitution Avenue NW in  
7                   Washington, DC.

8                   (B) The James V. Forrestal Building, lo-  
9                   cated at 1000 Independence Avenue SW in  
10                  Washington, DC.

11                  (C) The Theodore Roosevelt Federal  
12                  Building, located at 1900 E. Street NW in  
13                  Washington, DC.

14                  (D) The Robert C. Weaver Federal Build-  
15                  ing, located at 451 7th Street SW in Wash-  
16                  ington, DC.

17                  (E) The Department of Agriculture South  
18                  Building, located at 1400 Independence Avenue  
19                  SW in Washington, DC.

20                  (F) The Hubert H. Humphrey Federal  
21                  Building, located at 200 Independence Avenue  
22                  SW in Washington, DC.

23           (2) SALE OR GROUND LEASE.—In disposing of  
24           a Federal building described in paragraph (1), the  
25           Administrator may—

1 (A) sell the Federal building for fair mar-  
2 ket value at highest and best use; or

3 (B) enter into a ground lease with a term  
4 of up to 99 years.

5 (3) DISCRETION OF ADMINISTRATOR REGARD-  
6 ING TRANSACTIONS.—

7 (A) IN GENERAL.—For any disposal under  
8 paragraph (1), the Administrator may approve  
9 sale or ground lease transactions under such  
10 terms and conditions that the Administrator de-  
11 termines are in the best interests of the United  
12 States.

13 (B) INCLUSIONS.—A transaction for any  
14 sale or ground lease under paragraph (1) may  
15 include—

16 (i) relocating any Federal agency that  
17 is occupying the applicable Federal build-  
18 ing as of the date of the sale to another  
19 Federal building; or

20 (ii) a leaseback of the applicable Fed-  
21 eral building if the leaseback is for a pe-  
22 riod of not more than 5 years.

23 (4) EXEMPTION FROM CERTAIN REQUIRE-  
24 MENTS.—Except as provided in subsection

1 (e)(1)(D), a disposal under paragraph (1) shall be  
2 exempt from the requirements of, as applicable—

3 (A) section 501 of the McKinney-Vento  
4 Homeless Assistance Act (42 U.S.C. 11411);

5 (B) the National Environmental Policy Act  
6 of 1969 (42 U.S.C. 4321 et seq.);

7 (C) division A of subtitle III of title 54,  
8 United States Code (formerly known as the  
9 “National Historic Preservation Act”); and

10 (D) chapters 5 and 87 of title 40, United  
11 States Code.

12 (5) PROHIBITION ON FOREIGN OWNERSHIP.—

13 (A) DEFINITIONS.—In this paragraph, the  
14 terms “beneficial owner”, “foreign entity”, and  
15 “foreign person” have the meanings given those  
16 terms in section 2 of the Secure Federal  
17 LEASEs Act (40 U.S.C. 585 note; Public Law  
18 116–276).

19 (B) PROHIBITION.—In conducting a dis-  
20 posal required under paragraph (1), the Admin-  
21 istrator may not sell any Federal building de-  
22 scribed in that paragraph to, or enter into a  
23 ground lease with, any foreign person, any for-  
24 eign entity, or any entity of which a foreign  
25 person is a beneficial owner.

1 (b) RELOCATING FEDERAL AGENCIES.—

2 (1) DISCRETION OF ADMINISTRATOR.—Subject  
3 to the conditions described in this subsection, the  
4 Administrator is vested with the sole and absolute  
5 authority and discretion to select the area, site, or  
6 location for any Federal agency relocated from a  
7 Federal building described in subsection (a)(1).

8 (2) CONSULTATION WITH THE FEDERAL AGEN-  
9 CY.—The Administrator shall—

10 (A) consult with the head of a Federal  
11 agency relocated from a Federal building de-  
12 scribed in subsection (a)(1); and

13 (B) take into consideration the mission-re-  
14 lated need of that Federal agency to relocate to  
15 a specific geographic location.

16 (3) PROHIBITION ON BUILD-TO-SUIT LEASES.—  
17 The Administrator shall not enter into a “build-to-  
18 suit” lease where the Administrator contracts with a  
19 developer, person, or any other entity to design and  
20 construct a new building specifically to meet the  
21 unique requirements of a Federal agency relocated  
22 from a Federal building described in subsection  
23 (a)(1).

24 (4) ADVANCE NOTICE.—Not later than 30 days  
25 before the date on which the Administrator publicly

1 announces the relocation of a Federal agency to a lo-  
2 cation outside of the District of Columbia, the Ad-  
3 ministrator shall provide to the Committee on Envi-  
4 ronment and Public Works of the Senate and the  
5 Committee on Transportation and Infrastructure of  
6 the House of Representatives notice of that an-  
7 nouncement.

8 (5) EXEMPTIONS.—Actions taken by the Ad-  
9 ministrator and funds made available to the Admin-  
10 istrator to carry out this subsection shall not be sub-  
11 ject to—

12 (A) section 3307 of title 40, United States  
13 Code; or

14 (B) chapter 33 of title 41, United States  
15 Code (commonly known as the “Competition in  
16 Contracting Act”).

17 (c) NET PROCEEDS.—

18 (1) IN GENERAL.—Of the net proceeds received  
19 from a disposal required under subsection (a)(1)—

20 (A) such amount as may be required to  
21 implement this section (including the costs re-  
22 quired to relocate a Federal agency from a Fed-  
23 eral building described in subsection (a)(1)), as  
24 determined by the Administrator, shall be de-  
25 posited into an account in the Federal Build-

1           ings Fund established by section 592(a) of title  
2           40, United States Code (referred to in this sub-  
3           section as the “Fund”); and

4                   (B) any additional amounts after the de-  
5           posit required under subparagraph (A) shall be  
6           deposited into the general fund of the Treasury  
7           for purposes of reducing the deficit.

8           (2) FUTURE APPROPRIATION.—On deposit of  
9           amounts into the Fund under paragraph (1)(A),  
10          those amounts may be expended only subject to a  
11          specific future appropriation.

12          (d) PRECLUSION OF JUDICIAL REVIEW.—Any action  
13          taken by the Administrator to carry out this section shall  
14          not be subject to judicial review, including under—

15                   (1) subchapter V of chapter 35 of title 31,  
16          United States Code; and

17                   (2) subchapter II of chapter 5, and chapter 7,  
18          of title 5, United States Code (commonly known as  
19          the “Administrative Procedure Act”).

20          (e) MISCELLANEOUS PROVISIONS.—

21                   (1) ADDITIONAL FEDERAL BUILDINGS TO BE  
22          DISPOSED.—

23                           (A) IN GENERAL.—On providing 30 days  
24          advance notice to the Committee on Environ-  
25          ment and Public Works of the Senate and the

1           Committee on Transportation and Infrastruc-  
2           ture of the House of Representatives, and sub-  
3           ject to subparagraphs (C) and (E), the Admin-  
4           istrator may include additional Federal build-  
5           ings described in subparagraph (B) to the list  
6           of Federal buildings described in subsection  
7           (a)(1) that are required to be disposed of pur-  
8           suant to that subsection.

9           (B) FEDERAL BUILDINGS DESCRIBED.—A  
10          Federal building referred to in subparagraphs  
11          (A) and (D) is any Federal building—

12                 (i) under the jurisdiction, custody,  
13                 and control of the Administrator; and

14                 (ii) that has a utilization below 60  
15                 percent, on average, over the 1-year period  
16                 preceding the date on which the Adminis-  
17                 trator provides notice of the disposal of the  
18                 Federal building pursuant to subparagraph  
19                 (A).

20          (C) LIMITATION.—In modifying the list of  
21          Federal buildings to be disposed of under sub-  
22          paragraph (A), the Administrator may not add  
23          more than 20 additional Federal buildings each  
24          calendar year.

1 (D) EXEMPTIONS FROM CERTAIN RE-  
2 QUIREMENTS.—With respect to a Federal build-  
3 ing described in subparagraph (B) that is  
4 added to the list of Federal buildings described  
5 in subsection (a)(1) pursuant to subparagraph  
6 (A) and disposed of pursuant to subsection  
7 (a)(1)—

8 (i) the exemption from the require-  
9 ments of section 501 of the McKinney-  
10 Vento Homeless Assistance Act (42 U.S.C.  
11 11411) shall only apply to that sale if the  
12 Federal building is larger than 100,000  
13 square feet; and

14 (ii) the exemption from the require-  
15 ments of division A of subtitle III of title  
16 54, United States Code (formerly known  
17 as the “National Historic Preservation  
18 Act”), shall only apply to that sale if the  
19 Federal building is designated as a Na-  
20 tional Historic Landmark pursuant to  
21 chapter 3021 of that title.

22 (E) CONGRESSIONAL DISAPPROVAL.—A  
23 notice submitted to the Committee on Environ-  
24 ment and Public Works of the Senate and the  
25 Committee on Transportation and Infrastruc-

1           ture of the House of Representatives under sub-  
2           paragraph (A) shall be considered a rule for  
3           purposes of section 802 of title 5, United States  
4           Code.

5           (2) AVAILABILITY OF APPROPRIATIONS.—Not-  
6           withstanding any other provision of law, any  
7           amounts made available for obligation in the Federal  
8           Buildings Fund established by section 592(a) of title  
9           40, United States Code, in any previous or subse-  
10          quent Act shall be available until expended for the  
11          purpose of any expense associated with relocating a  
12          Federal agency occupying a Federal building de-  
13          scribed in subsection (a)(1).

14          (3) EFFECT ON OTHER LAW.—Nothing in this  
15          section limits or supersedes any authority otherwise  
16          available to the Administrator under any other pro-  
17          vision of law and the authorities provided under this  
18          section are in addition to, and not in lieu of, any ex-  
19          isting authorities.

20          (4) SUNSET.—

21                  (A) TERMINATION OF AUTHORITY.—Ex-  
22                  cept as provided in subparagraph (B), the au-  
23                  thority provided under this section terminates  
24                  on December 31, 2028.

1                   (B) EFFECT ON PRIOR ACTIONS.—The ter-  
2                   mination of authority under subparagraph (A)  
3                   shall not affect—  
4                   (i) any action taken, any right or duty  
5                   that matured, or any proceeding com-  
6                   menced under this section before that ter-  
7                   mination of authority; or  
8                   (ii) the continued enforcement or im-  
9                   plementation of any final rule, order,  
10                  agreement, or decision issued pursuant to  
11                  that authority prior to that termination.