



Memorandum

Memorandum No. 25-092

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *RW*

DATE: June 16, 2025

SUBJECT: Federal Courthouse Building (299 E. Broward Boulevard) Disposal Process Update

The purpose of this memorandum is to provide an update on the status of the Federal Courthouse Building located at 299 E. Broward Boulevard (Existing Courthouse).

The General Services Administration (GSA) is currently constructing a new federal courthouse building in Fort Lauderdale at 1000 SE 3rd Avenue. The new Fort Lauderdale Federal Courthouse is expected to be substantially completed by the end of 2026.

In February 2024, Mayor Trantalis met with GSA and City staff to better understand the potential future use of the Existing Courthouse property. During the meeting, GSA provided a high-level overview of the property disposal process and indicated that the disposal process would begin after the Existing Courthouse is vacated.

In May 2025, City staff met with GSA regarding the status of the new courthouse project, relocation efforts, and the disposal process for the Existing Courthouse. GSA provided additional information on the disposal process (Attachments 1 and 2). Pursuant to the information provided and discussed with GSA, the Existing Courthouse parcel can be disposed of through various options, including:

- GSA first offers excess property to other federal agencies that may have a program need for it. If another federal agency identifies a need, the property can be transferred to that agency.
- Conveyance to state and local governments and in some cases, to nonprofits at up to 100% discount for public benefit use, depending on GSA's determination of the highest and best use of the property. Some of the qualifying uses include public health, homeless assistance, education, park and recreation, correctional, law enforcement, and emergency management, among others.

- Negotiating a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.
- If state and local governments or other eligible nonprofits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

Later this year, GSA will seek feedback on whether the City has an interest in the property and, if so, what the proposed future use would be. Discussion on this topic will be initiated at the June 30, 2025, City Commission Conference Meeting as part of the City Manager report.

Information about GSA surplus property can be accessed at the GSA website (<https://disposal.gsa.gov/s/s>). For further information, contact Ben Rogers, Acting Assistant City Manager, at 954-828-3781 or brogers@fortlauderdale.gov.

Attachments:

1. GSA Guide – Acquiring Federal Real Estate for Public Uses
2. Public Benefit Uses Matrix
3. Public Benefit Conveyance Legislation

c: D'Wayne M. Spence, Acting City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors



GSA Public Buildings Service



YOUR GUIDE TO **ACQUIRING** FEDERAL REAL ESTATE FOR PUBLIC USES



GRAND ISLAND FEDERAL BUILDING

GRAND ISLAND, NE

CONVEYANCE TYPE | HISTORIC MONUMENT

CONVEYED | APRIL 2016

CONVEYED TO | HALL COUNTY

FRONT COVER

CARL F. ALBERT FEDERAL BUILDING & COURTHOUSE

McALESTER, OK

CONVEYANCE TYPE | HISTORIC MONUMENT

CONVEYED | JULY 2016

Searching for a piece of property to acquire for your State government, local government or eligible nonprofit organization? GSA's Office of Real Property Utilization and Disposal (RPU&D) can help! Whether you are looking for land for a park or a building for a community center, school or more, RPU&D may have just what you're looking for.

RPU&D's mission is to reduce the number of underutilized federal assets to better invest taxpayer money. One way in which RPU&D accomplishes this is through partnering with other federal agencies (sponsoring agencies) to ensure that local communities are given the opportunity to benefit from surplus federal real property by making it available for numerous public purposes. New learning centers, transitional housing, expanded employment opportunities, revitalized waterfronts, rehabilitated historic properties, parks and open spaces are all essential to community growth and development. These opportunities have a lasting and positive impact on communities, as the reuse of federal property can serve as an integral component of a community's vitality. Properties may be located in any of the 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands and the U.S. Pacific Territories.



LEMMA WHYMAN
U.S. ARMY RESERVE CENTER
CANADAIGUA, NY
CONVEYANCE TYPE PARKS & RECREATION
CONVEYED 2018
CONVEYED TO NY STATES PARKS, RECREATION
& HISTORIC PRESERVATION

HOW DO I FIND AVAILABLE REAL ESTATE?

When surplus property becomes available as a potential Public Benefit Conveyance (PBC) or negotiated sale, RPU&D prepares a surplus screening notice for the property, posted at <https://disposal.gsa.gov/SurplusNotices>. The notice contains a brief description of the property, lists the PBC uses and statutes under which the property may be conveyed and contact information for the Regional GSA office and appropriate sponsoring agencies.

If you can't find what you're looking for, you can always contact the regional GSA RPU&D office for information on available property in your state. Contact information for each regional office is available at the back of this brochure.

HOW DOES THE DISPOSAL PROCESS WORK?

When disposing of federal real estate, RPU&D follows a process mandated by federal law and Executive Orders. The chart on page 5 illustrates the various disposal methods (in order of progression) that may be utilized when finding the best possible use for surplus federal property.

Homeless-assistance providers, eligible non-profit organizations, economic development

entities and state and local governments are generally given priority before surplus property is made available for sale to the general public.

WHAT ARE PUBLIC USES OF PROPERTY?

Public uses for properties are those that are accessible to and can be shared by all members of a community. These uses include: community centers, schools and colleges, parks, municipal buildings, emergency management facilities and many others. Homeless assistance groups, state and local governments, eligible non-profit organizations and other community-based institutions may apply for federal property that is made available for public use.

HOW DOES GSA PROVIDE HOMELESS ASSISTANCE?

GSA coordinates with the U.S. Department of Housing and Urban Development (HUD) to determine if surplus federal property is suitable and/or available for use to assist the homeless as soon as it is declared 'surplus' to the Federal Government. If the property is suitable for homeless use, GSA first considers homeless needs before any other public uses are considered. Properties can be used to provide shelter, services, storage, or other uses which benefit homeless persons.

DISPOSAL METHODS IN ORDER OF PROGRESSION

*NOT EVERY PROPERTY GOES THROUGH EVERY STEP OF THE PROCESS.

GSA first offers excess property to other federal agencies that may have a program need for it. If another federal agency identifies a need, the property can be transferred to that agency.

FEDERAL TRANSFER

GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.

NEGOTIATED SALE

EXCESS

If a federal agency no longer needs a property to carry out its program responsibilities, it reports this property as 'excess' to its needs.

SURPLUS PROPERTY

If there is no further need for the property within the federal government, the property is determined "surplus" and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.

PUBLIC SALE

If state and local governments or other eligible non-profits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

If properties are not suitable and/or available for homeless use, or if there is no interest in a homeless conveyance, GSA proceeds with the public benefit conveyance process working closely with its partner sponsoring agencies.

The McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411) requires that public uses aimed at assisting the homeless are given top priority before other community uses are considered.

WHAT IS A PUBLIC BENEFIT CONVEYANCE (PBC)?

A PBC allows the Federal Government to lease or transfer title of surplus property to qualified entities for public uses at a substantial discount (up to 100% of fair market value). The intent of a PBC is to support property uses that benefit the community as a whole.

A PBC can provide access to property for public and non-profit entities that may not otherwise be able to acquire it for community uses.

WHAT IS THE ROLE OF A SPONSORING AGENCY?

All public benefit conveyances are sponsored by a designated federal agency. While the decision to convey rests with GSA, the sponsoring agency serves as the approving authority that decides if the proposed use is a viable program (e.g., the National Park Service for park and recreation conveyances). These sponsoring agencies are responsible for reviewing the PBC application, educating the grantee on or about the conditions of the conveyance and, in some cases, deeding the property to the new owner.

Compliance inspections are routinely performed by either the sponsoring agency or GSA, as required by authorizing statute, in order to ensure that the property continues to be used for the purpose for which it was conveyed.

HOW LONG DO PBCS HAVE USE RESTRICTIONS?

Depending on the type of PBC, the use of the property that is conveyed can be restricted for up to 30 years or in perpetuity. If at any time the property is not used for its intended purposes, it may be returned to the Federal Government. If the recipient of the property complies with the deed restrictions for the

specified period, the use restriction will be lifted at the end of that time frame (except for those restrictions granted in perpetuity) and the grantee may use or sell the property for any purpose consistent with local land use regulations. Any change in use, during the restricted period, must be approved by the sponsoring agency and the GSA.



511 BROADWAY FEDERAL BUILDING
PORTLAND, OR
CONVEYANCE TYPE HISTORIC MONUMENT
CONVEYED JANUARY 2014
CONVEYED TO CITY OF PORTLAND

TYPES OF PBCS

To qualify for a PBC, eligible public entities and non-profit organizations must express interest in a property during the surplus screening process and apply to the specific sponsoring agency to acquire the surplus property for a particular public use. Below are descriptions of each qualifying PBC use, the required years of use, and the sponsoring agency.

CORRECTIONAL FACILITY USE

Agency: Dept. of Justice

Duration: In perpetuity

For: Correctional facility use for the care or rehabilitation of criminal offenders.

EDUCATIONAL USE

Agency: Dept. of Education

Duration: 30 years

For: School, classroom, or other educational uses.

EMERGENCY MANAGEMENT

Agency: Federal Emergency Management Agency

Duration: In perpetuity

For: Emergency management response purposes, including fire and rescue services.

HIGHWAYS

Agency: Dept. of Transportation, Federal Highway Administration

Duration: No restriction

For: Federal or other highway use or as a source of material for construction or maintenance of any highway adjacent to federal real property.

HISTORIC MONUMENTS

Agency: Dept. of Interior, National Park Service

Duration: In perpetuity

For: Historic preservation purposes. Historic federal properties such as courthouses, post offices, and military bases can be conveyed under this program. These properties must be preserved in accordance with federal treatment standards, which allow rehabilitation for new uses, including revenue producing activities.

HOMELESS ASSISTANCE

Agency: Dept. of Health & Human Services

Duration: 30 years

For: Use as facilities to assist the homeless. This also includes facilities used to assist the homeless as a permissible use in the protection of public health. Conveyance for homeless assistance has a priority of consideration over all other public benefit uses.

LAW ENFORCEMENT

Agency: Dept. of Justice

Duration: In perpetuity

For: Control or reduction of crime and juvenile delinquency, enforcement of criminal law, investigative activities, forensic laboratory functions, or training.

PORT FACILITIES

Agency: Dept. of Transportation, Maritime Administration

Duration: In perpetuity

For: Development or operation of a port facility.

PUBLIC AIRPORTS

Agency: GSA in consultation with the Federal Aviation Administration

Duration: In perpetuity

For: Development, improvement, operation, or maintenance of a public airport. This can include property needed to develop sources of revenue from non-aviation businesses at a public airport.

PUBLIC HEALTH

Agency: Dept. of Health and Human Services

Duration: 30 years

For: Use in the protection of public health, including research and hospitals.

PUBLIC PARKS &

PUBLIC RECREATION AREAS

Agency: Dept. of Interior, National Park Service

Duration: In perpetuity

For: Use as a public park or recreation area.

SELF-HELP HOUSING

Agency: Dept. of Housing and Urban Development

Duration: 30 years for Multifamily, 20 years for Single Family

For: Housing and/or housing assistance to low income individuals and families. Recipients of the property are required to contribute a "significant" amount of labor toward the construction, rehabilitation, or refurbishment of the property.

WILDLIFE CONSERVATION

Agency: GSA in consultation with the Dept. of Interior, Fish and Wildlife Service

Duration: In perpetuity

For: Wildlife conservation purposes or in support of the conservation of wildlife or the national migratory bird management program.



**FORMER EAKER AIR FORCE BASE
RECREATIONAL PROPERTY
BLYTHEVILLE, AR**
CONVEYANCE TYPE AIRPORT
CONVEYED AUGUST 2017
CONVEYED TO BLYTHEVILLE-GOSNELL
REGIONAL AIRPORT AUTHORITY MILITARY
AFFAIRS

AM I ELIGIBLE TO RECEIVE A SURPLUS PROPERTY VIA A PBC?

Only certain entities are eligible to receive a public benefit conveyance. GSA and federal sponsoring agencies can convey surplus federal property through a PBC to state and local governments or for certain PBCs to qualified non-profit organizations.

The general definition of a qualified non-profit organization is any institution, organization, or association that meets two main criteria:

- The net earnings of the organization must not benefit any private shareholder or individual.
- The organization must be determined by the Internal Revenue Service to be tax exempt under section 501(c)(3) of the IRS Code.

Qualification determinations are made in collaboration with GSA's federal sponsoring agencies.

HOW LONG DO I HAVE TO RESPOND TO A SURPLUS AND/OR HOMELESS SCREENING NOTICE?

Interested parties must submit a written expression of interest to the point of contact listed on the screening notice within 30 days for all PBCs. When submitting the letter of interest to the point of contact listed on the screening notice, you should request an application. This application must be completed and submitted in accordance with the instructions in the application package.

HOW IS A DECISION MADE TO CONVEY A PBC TO AN APPLICANT?

For the majority of public uses, GSA partners with the sponsoring agency that has a subject matter expert to appropriately review the proposed use. For instance, the Department of Education reviews applications for proposed educational use. If the sponsoring agency approves an application and recommends to GSA that the property be conveyed to the applicant, GSA may convey the property or “assign” the property to the sponsoring agency for conveyance, as required by the authorizing statute of each PBC program.

WHAT IS A NEGOTIATED SALE?

A negotiated sale is a transaction in which the Federal Government offers state and local governments the right to purchase property at appraised fair market value before it is offered to the general public. Property acquired via negotiated sale must be for a public purpose, although they are not restricted to a particular use.

Much like a public benefit conveyance, a negotiated sale can bring about substantial benefits for the local community and municipality.

In most instances, localities save money by reusing federal facilities and avoiding unnecessary expenses associated with building new structures. Federal facilities can often be adapted to another public use without substantial rehabilitation costs. For example, a Federal Courthouse may be easily retrofitted as a local courthouse facility.

Two general types of uses that typically qualify for a negotiated sale are *direct public uses* and *economic development uses*.

Direct Public Uses Examples

- Use of a Federal office building as a city municipal or administrative building.
- Development of a community center or public works depot.

Economic Development Examples

- Redevelopment of the land parcel as an industrial park.
- Subdivide the property, build streets and other infrastructure, and market the property at a later date.

WHAT ARE THE TIME FRAMES ASSOCIATED WITH NEGOTIATED SALES?

In addition to the public use requirement, negotiated sales include an “excess profits clause.” If within three years following the negotiated sale, the purchaser sells the property, all proceeds in excess of the original negotiated price (plus allowable expenses) will be returned to the Federal Government. This clause was established to prevent localities from “land banking” property and then selling it for a higher price to a third party. In order to ensure compliance with this requirement, the purchaser must submit an annual report for each of the subsequent three years on the anniversary date of the deed. After the designated period, the public entity is entitled to do as they wish with the property.

HOW DO I RESPOND TO A SURPLUS SCREENING NOTICE?

Eligible public and non-public entities interested in acquiring the surplus property must inform the appropriate GSA Regional office and federal sponsoring agency in writing within 30 days of the date on the notice. Interested parties should indicate:

1. The intended use of the property,
2. A reference to the applicable Federal statute or statutes that allow for the

intended use of the property (see ‘Authorizing Legislation’ section),

3. The length of time that is required to develop and submit a formal application for the property, and
4. The reason for the time required developing and submitting a formal application.

Based upon the facts and circumstances involved, including the potential suitability of the property for the use proposed, the sponsoring agency will determine what constitutes a reasonable period of time to allow the interested party to develop and submit a formal application for the property. The sponsoring agency coordinates with GSA and the applicant throughout the process, performs PBC application review, notifies the applicant of the decision, and provides further instructions for proceeding with the acquisition of the property.

PUBLIC SALES

If no interest from eligible public or non-profit entities is received within the specified time period, GSA proceeds with plans to market the property for competitive public sale. For more information on acquiring federal property by public sale, please see our brochure, *Your Guide to Buying Federal Real Estate* or visit our

website at disposal.gsa.gov.

AUTHORIZING LEGISLATION

The following Federal statutory language is provided for assistance in confirming an appropriate intended property use and in preparing a response to a surplus screening notice.

Correctional Facility/Emergency Management Response Use

Title 40, U.S.C. 553 authorizes the Administrator of General Services, in his discretion, to transfer or convey to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for:

1. **Correctional Facility Purposes**

The Attorney General must determine the surplus real and related personal property to be required for such purposes by an authorized transferee or grantee under an appropriate program or project for the care and/or rehabilitation of criminal offenders as approved by the Attorney General.

2. **Law Enforcement Purposes**

The Attorney General must determine the surplus real and related personal property to be required



BROADCASTING BOARD OF GOVERNORS TRAINING STATION

GREENVILLE, NC

CONVEYANCE TYPE PARKS & RECREATION

CONVEYED MARCH 2016

CONVEYED TO NC WILDLIFE RESOURCES
COMMISSION

for any activity involving the control or reduction of crime and juvenile delinquency, or enforcement of the criminal law, including investigative activities, such as laboratory functions, as well as training,

3. Emergency management response purposes. The Director of the Federal Emergency Management Agency must determine the surplus real and related personal property to be required for emergency management response purpose, including fire and rescue services.

The deed or other instrument of conveyance for property will require that all property to be used and maintained for correctional facility, law enforcement, or emergency management response (including fire and rescue services) purposes in perpetuity and may contain such additional terms, reservations, restrictions and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

Educational Use

Title 40 U.S.C 550(c) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Education, as appropriate, for disposal of such surplus real property, including buildings,

fixtures, and equipment situated thereon, as is recommended by the appropriate Secretary as being needed for school, classroom, or other educational uses. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported educational institutions, nonprofit educational institutions, or other similar institutions not operated for profit, which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Education.

Highways

Title 23 sections 107 and 317 of the United States Code authorize the conveyance of lands, or interests in lands, owned by the United States, to any State for the purpose of interstate construction, reconstruction,

improvement, maintenance, right of way or materials source. Property being conveyed for these uses must be requested by the Secretary of Transportation and must be authorized by the Secretary of the Department supervising the administration of such lands or the interests in such lands. The conveyance of such property shall be made to the State transportation department or such political subdivision thereof as its laws may provide, in the form of purchase, donation, condemnation or other form so long as it complies with the laws of the United States. Title 40 U.S.C. 1304(b) provides for the conveyance of lands or interest in such lands, with or without consideration to such State or political subdivision for the purposes of highway, street or alley widening.

Historic Monuments

Title 40 U.S.C 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public. Conveyances of property for historic monument purposes under this authority shall be made without monetary consideration to the United States: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board



BLUE GRASS ARMY DEPOT

LEXINGTON, KY

CONVEYANCE TYPE NEGOTIATED SALE

CONVEYED APRIL 2018

CONVEYED TO COMMONWEALTH OF KENTUCKY
MILITARY AFFAIRS



PALEHUA SOLAR OBSERVATORY

HONOLULU, HI

CONVEYANCE TYPE NEGOTIATED SALE

CONVEYED FEBRUARY 2015

CONVEYED TO GILL-EWA LANDS

established under section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features. Property conveyed for historic monument purposes may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes.

Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

Homeless Assistance

Title V of the McKinney-Vento Act, as amended (42 U.S.C. 11411), authorizes the identification and use of underutilized and unutilized property for use as facilities to assist the homeless as a permissible use in the protection of public health. The Secretary of Housing and Urban Development collects data on Federal properties and identifies those suitable to assist the homeless. The General Services Administration and the Department of Health and Human Services make suitable surplus properties available to private nonprofit

organizations, units of local government, and States for use as facilities to assist the homeless. These properties are leased, deeded, or made available on an interim basis at no cost to approved homeless assistance providers. Federal land-holding agencies may lease/permit suitable underutilized property to approved homeless assistance applicants.

Negotiated Sales

Title 40 U.S.C. 545(b)(8) and (9) allows the Administrator of General Services to prescribe regulations to govern non-competitive disposals and contracts for disposals if the disposal will be to a state, territory, or possession of the United States or to a political subdivision of, or a tax-supported agency in, a state, territory, or possession, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation or otherwise authorized by law. Section 545(e) (A)(ii) requires an explanatory statement of the circumstances shall be prepared for each disposal by negotiation of real property that has an estimated fair market value in excess of \$100,000. The prepared explanatory statement shall be transmitted to the appropriate committees of Congress for concurrence or approval in advance of the disposal.

Port Facilities

Title 40 U.S.C. 554 authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Transportation for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Transportation as being needed for the development or operation of a port facility. The Act authorizes the Secretary to convey properties at no cost to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, and the Commonwealth of the Northern Mariana Islands, or any political subdivision, municipality, or instrumentality thereof.

Deeds conveying any surplus real property disposed of under this authority shall be made without monetary consideration to the Federal Government and provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of Transportation to be necessary to safeguard the interest of the United States.

Public Airports

Title 49 U.S.C. 47151 authorizes the conveyance or disposal of all right, title, and interest of the United States in and to any surplus real property or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial) to any State, political subdivision, municipality or tax-supported institution without monetary consideration to the United States. Such property must be determined by the Secretary of Transportation to be suitable, essential, or desirable for development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act, as amended (49 U.S.C. 1101) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport. This section provides specific terms, conditions, reservations, and restrictions upon which such conveyances or disposals may be made.

Public Health Use

Title 40 U.S.C. 550(d) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of

Health and Human Services, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the appropriate Secretary as being needed for use in the protection of public health, including research purposes. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health and Human Services.

Public Parks and Public Recreational Areas

Title 40 U.S.C. 550(e) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Interior for disposal, such surplus property, including buildings, fixtures, and equipment

situated thereon, as is recommended by the Secretary of the Interior as being needed for use as a public park or recreation area. The Act authorizes the Secretary to sell or lease such properties to any State, political subdivision, instrumentalities thereof, or municipality, and to fix the sale or lease value of the property to be disposed of, taking into consideration any benefit which has accrued or may accrue to the United States from the use of such property by any such State, political subdivision, instrumentality, or municipality. Deeds conveying any surplus real property disposed of under this authority shall provide that property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of the Interior to be necessary to safeguard the interest of the United States.

Self-Help Housing

Title 40 U.S.C. 550(f)(3) authorizes the Administrator of General Services to assign to the Secretary of Housing and Urban Development (Secretary) surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary as being needed for providing housing or housing assistance for low income

individuals or families.

This amendment contains a “sweat equity” provision which requires that any individual or family receiving housing or housing assistance constructed, rehabilitated, or refurbished through the use of the property must contribute a significant amount of labor toward the construction, rehabilitation, or refurbishment.

The Secretary is authorized to sell or lease surplus real property for housing or housing assistance to any State, political subdivision, or instrumentality of a State, or any nonprofit organization existing for the primary purpose of providing housing or housing assistance for low-income individuals or families.

Wildlife Conservation

Title 16 U.S.C. 667b-d provides that, upon request, real property which is under the jurisdiction or control of a Federal agency and no longer required by such agency: (1) can be utilized for wildlife conservation purposes by the agency of the State exercising administration of the wildlife resources of the State wherein the real property lies or by the Secretary of the Interior; and (2) is valuable for use for any such purpose, and which, in the determination of the



HISTORIC AUSTIN FEDERAL COURTHOUSE

AUSTIN, TX

CONVEYANCE TYPE HISTORIC MONUMENT

CONVEYED DECEMBER 2016

CONVEYED TO TRAVIS COUNTY

Administrator of General Services, is available for such use may, notwithstanding any other provisions of the law, be transferred without reimbursement or transfer of funds (with or without improvements as determined by said Administrator) by the Federal agency having jurisdiction or control of the property to (a) such State agency if the management thereof for the conservation of wildlife relates to other than migratory birds, or (b) to the Secretary of the Interior if the real property has particular value in carrying out the national migratory bird management program. Any such transfer to other than the United States shall be subject to the reservation by the United States of all oil, gas, and mineral rights and to the condition that the property shall continue to be used for wildlife conservation or other of the above stated purposes or in the event it is no longer used for such purposes or in the event it is needed for national defense purposes title thereto shall revert to the United States.



OLD COLVILLE BORDER STATION

COLVILLE, WA

CONVEYANCE TYPE HOMELESS ASSISTANCE

CONVEYED MARCH 2015

CONVEYED TO RURAL RESOURCES COMMUNITY
ACTION FOR VETERANS SERVICES CENTER &
HOMELESS SHELTER



HARAHAN FEDERAL SUPPLY SERVICE DEPOT

ELMWOOD, LA

CONVEYANCE TYPE PORT FACILITIES

CONVEYED SEPTEMBER 2017

CONVEYED TO PORT OF NEW ORLEANS

CONTACT US

ZONE 1

GSA New England Region
Office of Real Property Utilization & Disposal
10 Causeway Street
Boston, MA 02222
617.565.5700

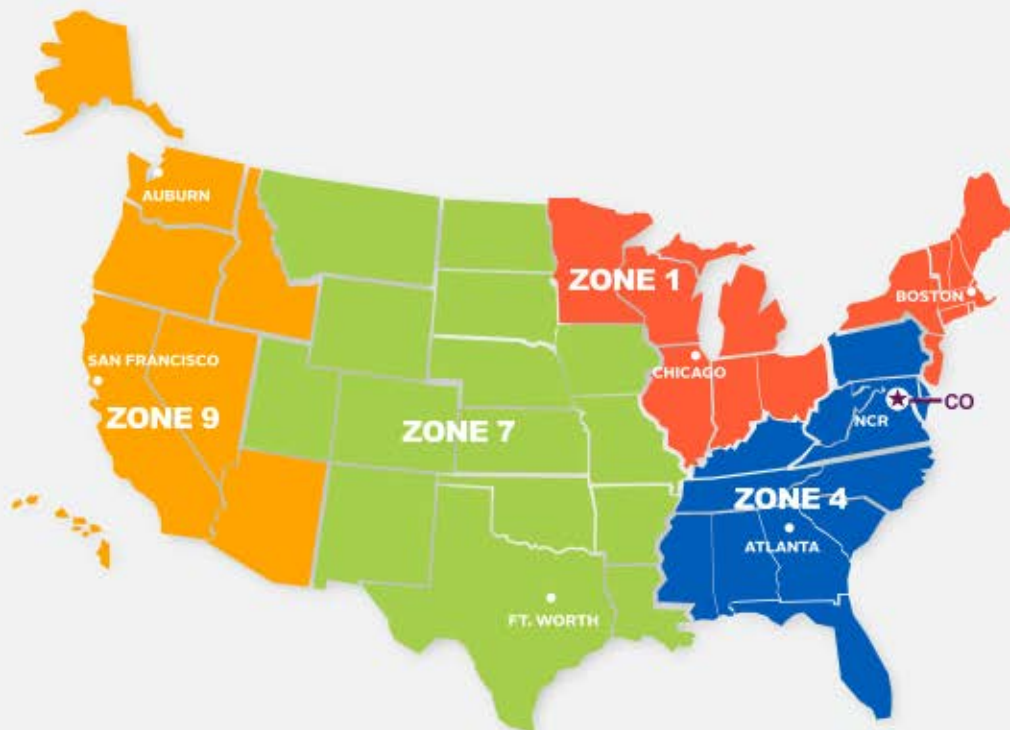
GSA Great Lakes Region
Office of Real Property Utilization & Disposal
230 South Dearborn Street
Chicago, IL 60604
312.353.6045

ZONE 4

GSA Southeast Sunbelt Region
Office of Real Property Utilization & Disposal
77 Forsyth Street, Suite 130
Atlanta, GA 30303
404.331.5133

ZONE 7

GSA Greater Southwest Region
Office of Real Property Utilization & Disposal
891 Taylor Street
Fort Worth, TX 76102
817.978.2331



ZONE 9

GSA Pacific Rim Region
 Office of Real Property Utilization & Disposal
 50 United Nations Plaza
 Suite 4345
 San Francisco, CA 94102
 888.472.5263

GSA Northwest Artic Region
 Office of Real Property Utilization & Disposal
 400 15th Street, SW
 Auburn, WA 98001
 253.931.7547

NATIONAL CAPITAL REGION

General Services Administration
 Office of Real Property Utilization & Disposal
 7th & D Street, SW
 Washington, DC 20407
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CENTRAL OFFICE

General Services Administration
 Office of Real Property Utilization & Disposal
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U.S. General Services Administration

1800 F Street NW

Washington, DC 20405

www.gsa.gov

PUBLIC BENEFIT PROGRAM	AUTHORITY	ELIGIBLE PUBLIC AGENCY or NONPROFIT	SPONSORING AGENT	DISCOUNT	USE RESTRICTION	TIME RESTRICTION	PROCEDURE OUTLINE	COMPLIANCE
NEGOTIATED SALE	40 USC 545(b)(8) 40 USC 484(e)(3)(H)	PUBLIC BODY OR TAX SUPPORTED INSTITUTIONS	NONE, GSA FACILITATES NEGOTIATION	0	NO EXCESS PROFITS ALLOWED	NONE	GSA NEGOTIATES FMV: GSA SUPPLIES DEED	ADMINISTRATOR OF THE GENERAL SERVICES
EDUCATION	40 USC 550(c) 40 USC 484(k)(1)(A)	PUBLIC BODY, TAX SUPPORTED OR NON-PROFIT EDUCATIONAL INSTITUTIONS	DEPARTMENT OF EDUCATION	UP TO 100	BASED UPON APPROVED PLAN FOR EDUCATIONAL USE	30 YEARS	ED SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO ED	SECRETARY OF THE DEPARTMENT OF EDUCATION
PUBLIC HEALTH	40 USC 550(d) 40 USC 484(k)(1)(B)	PUBLIC BODY, TAX SUPPORTED OR NON-PROFIT MEDICAL INSTITUTIONS	DEPARTMENT OF HEALTH AND HUMAN SERVICES	UP TO 100	BASED UPON APPROVED PLAN FOR PUBLIC HEALTH USE	30 YEARS	HHS SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO HHS	SECRETARY OF HEALTH AND HUMAN SERVICES
PARK AND RECREATION	40 USC 550(e) 40 USC 484(k)(2)	PUBLIC BODY	DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE	UP TO 100	PARK OR RECREATION AREA USE	PERPETUITY	DOI/NPS SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO DOI/NPS	SECRETARY OF THE INTERIOR (NATIONAL PARK SERVICE)
SELF HELP HOUSING	40 USC 550(f)(3) 40 USC 484(k)(6)	STATE AND LOCAL AGENCIES AND NON-PROFIT ORGANIZATIONS	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	UP TO 100	SELF-HELP HOUSING ONLY	30 YEARS - MULTIFAMILY 20 YEARS - SINGLE FAMILY	HUD SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO HUD	SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HISTORIC MONUMENT	40 USC 550(h) 40 USC 484(k)(3)	PUBLIC BODY	DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE	100	NO USE RESTRICTIONS BUT ALL PROFITS FROM USE ARE TO BE USED FOR PRESERVATION	PERPETUITY	NPS SUPPLIES APPLICATION: GSA SUPPLIES DEED.	SECRETARY OF THE INTERIOR (NATIONAL PARK SERVICE)
CORRECTIONAL	40 USC 553 40 USC 484(p)	PUBLIC BODY	DEPARTMENT OF JUSTICE, ATTORNEY GENERAL	100	CORRECTIONAL USE	PERPETUITY	DOJ SUPPLIES APPLICATION: GSA SUPPLIES DEED	ADMINISTRATOR OF THE GENERAL SERVICES
LAW ENFORCEMENT	40 USC 553 40 USC 484(p)	PUBLIC BODY	DEPARTMENT OF JUSTICE, ATTORNEY GENERAL	100	LAW ENFORCEMENT USE	PERPETUITY	DOJ SUPPLIES APPLICATION: GSA SUPPLIES DEED	ADMINISTRATOR OF THE GENERAL SERVICES
EMERGENCY MANAGEMENT RESPONSE, INCLUDING FIRE	40 USC 553 40 USC 484(p)	PUBLIC BODY	FEDERAL EMERGENCY MANAGEMENT AGENCY	100	EMERGENCY MANAGEMENT RESPONSE, INCLUDING FIRE USE	PERPETUITY	FEMA SUPPLIES APPLICATION: GSA SUPPLIES DEED	ADMINISTRATOR OF THE GENERAL SERVICES
PORT FACILITY	40 USC 554 40 USC 484(q)	PUBLIC BODY	DEPARTMENT OF TRANSPORTATION, MARITIME ADMINISTRATION	100	DEVELOPMENT AND OPERATION OF A PORT	PERPETUITY	MARAD SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO MARAD	SECRETARY OF THE DEPARTMENT OF TRANSPORTATION

PUBLIC BENEFIT PROGRAM	AUTHORITY	ELIGIBLE PUBLIC AGENCY or NONPROFIT	SPONSORING AGENT	DISCOUNT	USE RESTRICTION	TIME RESTRICTION	PROCEDURE OUTLINE	COMPLIANCE
HOMELESS	42 U.S.C. 11411	STATE AND LOCAL AGENCIES AND NON-PROFIT ORGANIZATIONS PROVIDING SERVICES TO THE HOMELESS	DEPARTMENT OF HEALTH AND HUMAN SERVICES	100	HOMELESS-RELATED ONLY	30 YEARS	HHS SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO HHS	SECRETARY OF HEALTH AND HUMAN SERVICES
WILDLIFE CONSERVATION	16 U.S.C. 667b-d	STATE AGENCY ADMINISTERING WILDLIFE RESOURCES	DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE	100	WILDLIFE CONSERVATION USE	PERPETUITY	GSA SUPPLIES APPLICATION & DEED	ADMINISTRATOR OF THE GENERAL SERVICES
PUBLIC AIRPORT	49 U.S.C. 47151	PUBLIC BODY	DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION	UP TO 100	DEVELOPMENT, IMPROVEMENT, OPERATION, OR MAINTENANCE OF A PUBLIC AIRPORT	PERPETUITY	GSA SUPPLIES APPLICATION & DEED	ADMINISTRATOR OF THE FEDERAL AVIATION ADMINISTRATION
HIGHWAY	23 U.S.C. 107 & 317	STATE WHEREIN THE PROPERTY IS SITUATED	DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION	100	HIGHWAY USE RELATED TO INTERSTATE HIGHWAY NETWORK	PERPETUITY	FHWA SUPPLIES APPLICATION & DEED: GSA SUPPLIES ASSIGNMENT LETTER TO FHWA	ADMINISTRATOR OF THE FEDERAL HIGHWAY ADMINISTRATION
WIDENING OF PUBLIC ROADS	40 USC 1304(b) 40 U.S.C. 345c	PUBLIC BODY	HEAD OF THE DISPOSAL AGENCY	0-100	HIGHWAY USE RELATED TO INTERSTATE HIGHWAY NETWORK	PERPETUITY	DISPOSAL AGENCY SUPPLIES APPLICATION & DEED	DISPOSAL AGENCY
POWER TRANSMISSION LINES	50 U.S.C. App.1622(d)	PUBLIC BODY	GSA	0	PUBLIC OR COOPERATIVE POWER PROJECT USE	NONE	GSA SUPPLIES APPLICATION & DEED	ADMINISTRATOR OF THE GENERAL SERVICES



Resources

How to Acquire Federal Property

Properties for Sale

Federal Agency Customers

State and Local Customers

McKinney-Vento Homeless Assistance

FASTA

RPD Training

Lighthouse Program

Environmental Information

Real Property Disposition Library

Frequently Asked Questions

PROPERTY SEARCH TOOL

Federal Government Real Estate - From office buildings to single-family homes, the U.S. Government may have the property you need.

Select a State

Property Type

Find Properties

Public Benefit Conveyance Legislation

After it is determined that excess real property is no longer needed by the Federal government, various statutes authorize conveyance to state and local governments and in some cases, to nonprofits at up to 100% discount for public benefit use, depending on GSA's determination of the highest and best use of the property. The surplus property [notices \(https://disposal.gsa.gov/s/noticetypedetail?type=Surplus%20Screening\)](https://disposal.gsa.gov/s/noticetypedetail?type=Surplus%20Screening) specify which public benefits are available for each property.

Some of the qualifying uses include public health, homeless assistance, education, park and recreation, correctional, law enforcement, emergency management, among others. Authorizing legislation for these various programs include the following:

Correctional Facility/Law Enforcement/Emergency Management Response Use

Title 40, U.S.C. 553 authorizes the Administrator of General Services, in his discretion, to transfer or convey to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for:

1. Correctional facility purposes. The Attorney General must determine the surplus real and related personal property to be required for such purposes by an authorized transferee or grantee under an appropriate program or project for the care and/or rehabilitation of criminal offenders as approved by the Attorney General.
2. Law enforcement purposes. The Attorney General must determine the surplus real and related personal property to be required for any activity involving the control or reduction of crime and juvenile delinquency, or enforcement of the criminal law, including investigative activities, such as laboratory functions, as well as training.
3. Emergency management response purposes. The Director of the Federal Emergency Management Agency must determine the surplus real and related personal property to be required for emergency management response purpose, including fire and rescue services. The deed or other instrument of conveyance for property will require that all property to be used and maintained for correctional facility, law enforcement, or emergency management response (including fire and rescue services) purposes in perpetuity and may contain such additional terms, reservations, restrictions and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

Educational Use

Title 40 U.S.C. 550(c) authorizes the Administrator of General Services, in his direction, to assign to the Secretary of Education (Secretary), as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon as is recommended by the Secretary as being needed for school, classroom, or other educational uses. The Act authorizes the Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities and tax-supported educational institutions, nonprofit educational institutions, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the

property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Departments of Education.

Highways/Widening of Public Roads

Title 23 sections 107 and 317 of the United States Code authorize the conveyance of lands, or interests in lands, owned by the United States, to any State for the purpose of interstate construction, reconstruction, improvement, maintenance, right of way or materials source. Property being conveyed for these uses must be requested by the Secretary of Transportation and must be authorized by the Secretary of the Department supervising the administration of such lands or the interests in such lands. The conveyance of such property shall be made to the state transportation department or such political subdivision thereof as its laws may provide, in the form of purchase, donation, condemnation or other form so long as it complies with the laws of the United States. Title 40 U.S.C. 1304(b) provides for the conveyance of lands or interest in such lands, with or without consideration to such state or political subdivision for the purposes of highway, street or alley widening.

Historic Monuments

Title 40 U.S.C. 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public. Conveyances of property for historic monument purposes under this authority shall be made without monetary consideration to the United States: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board established under section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features. Property conveyed for historic monument purposes may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes. Deeds conveying any surplus real property under this authority shall provide that the property shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

Homeless Assistance

Title V of the McKinney-Vento Act, as amended (42 U.S.C. 11411), authorizes the identification and use of underutilized, unutilized, excess and surplus property for use as facilities to assist the homeless as a permissible use in the protection of public health. The Secretary of Housing and Urban Development collects data on Federal properties and identifies those suitable to assist the homeless. The General Services Administration and the Department of Health and Human Services make suitable surplus properties available to private nonprofit organizations, units of local government, and States for use as facilities to assist the homeless. These properties are leased, deeded, or made available on an interim basis at no cost to approved homeless assistance providers. Federal land-holding agencies may lease/permit suitable underutilized property to approved homeless assistance applicants.

Negotiated Sale

Title 40 U.S.C. 545(b)(8) and(9) allows the Administrator of General Services to prescribe regulations to govern non-competitive disposals and contracts for disposals if the disposal will be to a state, territory, or possession of the United States or to a political subdivision of, or a tax-supported agency in, a state, territory, or

possession, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation or otherwise authorized by law. Section 545(e)(A)(ii) requires an explanatory statement of the circumstances shall be prepared for each disposal by negotiation of real property that has an estimated fair market value in excess of \$100,000. The prepared explanatory statement shall be transmitted to the appropriate committees of Congress for concurrence or approval in advance of the disposal.

Public Airport

Title 49 U.S.C. 47151 authorizes the conveyance or disposal of all right, title, and interest of the United States in and to any surplus real property or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial) to any State, political subdivision, municipality or tax-supported institution without monetary consideration to the United States. Such property must be determined by the Secretary of Transportation to be suitable, essential, or desirable for development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act, as amended (49 U.S.C. 1101) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport. This section provides specific terms, conditions, reservations, and restrictions upon which such conveyances or disposals may be made.

Public Health Uses

Title 40 U.S.C. 550(d) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Health and Human Services (Secretary), as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary as being needed for use in the protection of public health, including research purposes. The Act authorizes the Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical institutions, hospitals, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health and Human Services.

Public Parks and Recreational Areas

Title 40 U.S.C. 550(e) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of the Interior for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of the Interior as being needed for use as a public park or recreation area. The Act authorizes the Secretary to sell or lease such properties to any State, political subdivision, instrumentalities thereof, or municipality, and to fix the sale or lease value of the property to be disposed of, taking into consideration any benefit which has accrued or may accrue to the United States from the use of such property by any such State, political subdivision, instrumentality, or municipality. Deeds conveying any surplus real property disposed of under this authority shall provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of the Interior to be necessary to safeguard the interest of the United States.

Port Facilities

Title 40 U.S.C. 554 authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Transportation for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Transportation as being needed for the development or operation of a port facility. The Act authorizes the Secretary to convey properties at no cost to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, and the Commonwealth of the Northern Mariana Islands, or any political subdivision, municipality, or instrumentality thereof. Deeds conveying any surplus real property disposed of under this authority shall be made without monetary consideration to the Federal Government and provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of Transportation to be necessary to safeguard the interest of the United States.

Self-Help Housing

Title 40 U.S.C. 550(f)(3) authorizes the Administrator of General Services to assign to the Secretary of Housing and Urban Development (Secretary) surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary as being needed for providing housing or housing assistance for low income individuals or families. This amendment contains a "sweat equity" provision which requires that any individual or family receiving housing or housing assistance constructed, rehabilitated, or refurbished through the use of the property must contribute a significant amount of labor toward the construction, rehabilitation, or refurbishment. The Secretary is authorized to sell or lease surplus real property for housing or housing assistance to any State, political subdivision, or instrumentality of a State, or a nonprofit organization existing for the primary purpose of providing housing or housing assistance for low-income individuals or families.

Wildlife Conservation

16 U.S.C. 667b-d provides that, upon request, real property which is under the jurisdiction or control of a Federal agency and no longer required by such agency: (1) can be utilized for wildlife conservation purposes by the agency of the State exercising administration of the wildlife resources of the State wherein the real property lies or by the Secretary of the Interior; and (2) is valuable for use for any such purpose, and which, in the determination of the Administrator of General Services, is available for such use may, notwithstanding any other provisions of the law, be transferred without reimbursement or transfer of funds (with or without improvements as determined by said Administrator) by the Federal agency having jurisdiction or control of the property to (a) such State agency if the management thereof for the conservation of wildlife relates to other than migratory birds, or (b) to the Secretary of the Interior if the real property has particular value in carrying out the national migratory bird management program. Any such transfer to other than the United States shall be subject to the reservation by the United States of all oil, gas, and mineral rights and to the condition that the property shall continue to be used for wildlife conservation or other of the above stated purposes or in the event it is no longer used for such purposes or in the event it is needed for national defense purposes title thereto shall revert to the United States.

[Return to top](#)

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