



**CONGRESSIONAL BUDGET OFFICE
COST ESTIMATE**

June 19, 2003

H.R. 1113
A bill to authorize the exchange of land at Fort Frederica National Monument

As ordered reported by the House Committee on Resources on June 11, 2003

H.R. 1113 would authorize the National Park Service (NPS) to exchange 6 acres of land within the boundary of the Fort Frederica National Monument in Georgia for 8.7 acres of nearby property owned by the Christ Church. The bill would direct the NPS to adjust the boundaries of the monument to reflect the exchange when completed.

Assuming appropriation of the necessary amounts, CBO estimates that the NPS would spend about \$200,000 over the year or two following acquisition of the 8.7-acre site to identify possible historic resources and determine how to exhibit them. Depending on the outcome of the archeological studies and the level of future appropriations, the NPS might spend additional funds to develop the new parcel. Based on information provided by the agency, CBO estimates that such development costs would not exceed \$1 million. We estimate that additional costs to operate and maintain any facilities that might be developed (such as access roads and interpretive kiosks) would be less than \$200,000 annually.

Although final appraisals have not been completed, CBO expects that the properties to be exchanged under H.R. 1113 would be determined by NPS to be roughly equal in value. If the appraisals indicate that the parcels' values are different, however, existing law would require that the party receiving the more valuable land provide a cash equalization payment. CBO estimates that any such payment, whether a receipt to the government from Christ Church or an appropriated payment to the church, would not be substantial.

H.R. 1113 contains no intergovernmental or private-sector mandates as defined in the Unfunded Mandates Reform Act and would have no significant impact on the budgets of state, local, or tribal governments.

The CBO staff contact for this estimate is Deborah Reis. This estimate was approved by Robert A. Sunshine, Assistant Director for Budget Analysis.