



## CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

October 7, 2009

### **H.R. 1700** **National Women's History Museum Act of 2009**

*As ordered reported by the House Committee on Transportation and Infrastructure  
on September 24, 2009*

H.R. 1700 would permit the General Services Administration (GSA) to sell a property to the National Women's History Museum, Inc. (a nonprofit corporation). CBO estimates that this conveyance would not have a significant net impact on the federal budget.

The bill would authorize the sale of a property bounded by 12th Street, Independence Avenue, C Street, and the James Forrestal building, in southwest Washington, D.C. The legislation would direct GSA to complete the conveyance within three years. The property would be used as the site for a new museum. Under the bill, the property would revert to the federal government if the corporation uses it for unauthorized purposes or fails to commence work on the museum within five years. Any net proceeds from the sale could be spent by GSA without further Congressional action.

Under current law, GSA can transfer surplus federal property to public entities at little or no cost to the recipient for certain purposes (such as use by another federal or local government agency) before offering the property for sale. Any cash payments resulting from public sales are deposited in the Treasury as offsetting receipts (a credit against direct spending). GSA currently controls the property which consists primarily of a small parking lot; the agency reports that it has no plans to declare the property excess to its needs. Thus, CBO does not expect the property would be conveyed for a public purpose or sold over the next 10 years under current law.

An assessment of the property's value (upon which the sale price would be based) has not been completed and will depend on a variety of factors, including the property's highest and best use, zoning restrictions, and a final land survey. Based on recent property sales in the District, CBO estimates that proceeds from this sale would probably total less than \$60 million. (Any costs to correct environmental contamination of the property would be deducted from the sales price.) CBO expects that GSA would spend the resulting net proceeds from the sale to maintain and renovate other federal facilities. Because GSA has a considerable backlog of such projects, we estimate that there would be no significant net budgetary impact from the legislation.

H.R. 1700 contains no intergovernmental or private-sector mandates as defined in the Unfunded Mandates Reform Act and would not affect the budgets of state, local, or tribal governments.

The CBO staff contact for this estimate is Matthew Pickford, who can be reached at 226-2860. This estimate was approved by Theresa Gullo, Deputy Assistant Director for Budget Analysis.