



CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

April 29, 2010

S. 2129 **National Women's History Museum Act of 2009**

*As ordered reported by the Senate Committee on Environment and Public Works
on April 21, 2010*

SUMMARY

S. 2129 would direct the General Services Administration (GSA) to sell a piece of federal property located in Washington, D.C., 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 over the next five years. Enacting S. 2129 could affect direct spending; therefore, pay-as-you-go procedures would apply to the legislation, but CBO estimates that any effects would not be significant.¹ Enacting S. 2129 would not affect revenues.

S. 2129 contains no intergovernmental or private-sector mandates as defined in the Unfunded Mandates Reform Act (UMRA) and would not affect the budgets of state, local, or tribal governments.

ESTIMATED COST TO THE FEDERAL GOVERNMENT

The estimated budgetary impact of S. 2129 is shown in the following table. The costs of this legislation fall within budget function 800 (general government).

1. The net deficit effects over the 2010-2014 period and over the 2010-2019 period are relevant for the purposes of enforcing the current pay-as-you-go rules in the Senate and the House of Representatives. CBO estimates that the net impact would be zero over both of those periods.

		By Fiscal Year, in Millions of Dollars											2010-	2010-
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2015	2020
CHANGES IN DIRECT SPENDING														
Sale of Property														
Estimated Budget Authority		0	0	0	-50	0	0	0	0	0	0	0	-50	-50
Estimated Outlays		0	0	0	-50	0	0	0	0	0	0	0	-50	-50
Spending of Sales Proceeds by GSA														
Estimated Budget Authority		0	0	0	50	0	0	0	0	0	0	0	50	50
Estimated Outlays		0	0	0	38	12	0	0	0	0	0	0	50	50
Total Changes														
Estimated Budget Authority		0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Outlays		0	0	0	-12	12	0	0	0	0	0	0	0	0

BASIS OF ESTIMATE

For this estimate, CBO assumes that S. 2129 will be enacted in 2010 and that spending will follow historical patterns for the repair and maintenance of GSA facilities.

S. 2129 would authorize the sale of a federal property near the James Forrestal building, in southwest Washington, D.C. The legislation would direct GSA to complete the conveyance within three years. A condition of the sale is that the property would be used as the site for a new museum. Under S. 2129, the property would revert to the federal government if the corporation uses it for any unauthorized purposes or fails to commence work on the museum within five years after enactment of S. 2129. Any net proceeds from the sale could be spent by GSA to repair and maintain other facilities without further appropriation.

Under current law, GSA can transfer surplus federal property to public entities at little or no cost to a 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 near the James Forrestal building, 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 that 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 has not been completed and would 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.

Under the legislation, any costs to correct environmental contamination of the property would be deducted from the sales price. CBO expects that GSA would spend the remaining proceeds (about \$50 million) 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 enacting legislation over both the 2010-2015 and 2010-2020 periods.

PAY-AS-YOU-GO CONSIDERATIONS

The Statutory Pay-As-You-Go Act of 2010 establishes budget reporting and enforcement procedures for legislation affecting direct spending or revenues. S. 2129 could affect direct spending from the sale of property (a credit against direct spending) and the spending of those receipts. The net changes in the deficit that are subject to those pay-as-you-go procedures are shown in the following table.

CBO Estimate of Pay-As-You-Go Effects for S. 2129, the National Women’s History Museum Act of 2009, as ordered reported by the Senate Committee on Environment and Public Works on April 21, 2010.

	By Fiscal Year, in Millions of Dollars												2010-	2010-
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2015	2020	
NET INCREASE OR DECREASE (-) IN THE DEFICIT														
Statutory Pay-As-You-Go Impact	0	0	0	-12	12	0	0	0	0	0	0	0	0	0

INTERGOVERNMENTAL AND PRIVATE-SECTOR IMPACT

S. 2129 contains no intergovernmental or private-sector mandates as defined in UMRA and would not affect the budgets of state, local, or tribal governments.

PREVIOUS CBO ESTIMATES

On April 28, 2010, CBO transmitted a cost estimate for H.R. 1700, the National Women's History Museum Act of 2009, as ordered reported by the Senate Committee on Environment and Public Works on April 21, 2010. On October 7, 2009, CBO transmitted a cost estimate for H.R. 1700 as ordered reported by the House Committee on Transportation and Infrastructure on September 24, 2009. The two pieces of legislation ordered reported in the Senate are identical and are similar to H.R. 1700 as ordered reported in the House. CBO's cost estimates for those pieces of legislation are the same.

ESTIMATE PREPARED BY:

Federal Costs: Matthew Pickford

Impact on State, Local, and Tribal Governments: Elizabeth Cove Delisle

Impact on the Private Sector: Paige Piper/Bach

ESTIMATE APPROVED BY:

Peter H. Fontaine

Assistant Director for Budget Analysis