



CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

July 22, 2011

S. 1302

A bill to authorize the Administrator of the General Services to convey a parcel of real property in Tracy, California, to the city of Tracy

*As ordered reported by the Senate Committee on Environment and Public Works
on July 13, 2011*

S. 1302 would direct the General Services Administration (GSA) to sell about 150 acres of undeveloped land in Tracy, California. The legislation would require the city to pay GSA the fair market value of the land's highest and best use as determined by GSA. Proceeds from the sale would be deposited in the Federal Building Fund and available to GSA, subject to future appropriation.

According to information from GSA and the city of Tracy, the 150 acres described in S. 1302 is part of a 200-acre conveyance made from the federal government to the city in 1998. The 1998 conveyance required that the parcel be used for recreational or educational purposes. In 2007, the city concluded that recreational uses for the property were not viable and would like to enter into an agreement with an energy company to install solar power equipment on the site.

CBO estimates that enacting this legislation would have no significant net impact on the federal budget because we expect that the conveyance will happen in the absence of this legislation within the next 10 years. Enacting S. 1302 could affect direct spending; therefore, pay-as-you-go procedures apply to the legislation, but CBO estimates that the net effects would not be significant over the 2012-2021 period. Enacting S. 1302 would not affect revenues.

Under current law, GSA is authorized to sell properties that the agency has conveyed to nonfederal entities. Enacting S. 1302 may change the timing of the sale of the 150 acres to the city, but not the amount of proceeds the government will receive.

S. 1302 contains no intergovernmental or private-sector mandates as defined in the Unfunded Mandates Reform Act and would impose no costs on state, local, or tribal governments.

The CBO staff contact for this estimate is Matthew Pickford. The estimate was approved by Theresa Gullo, Deputy Assistant Director for Budget Analysis.