



**CONGRESSIONAL BUDGET OFFICE
COST ESTIMATE**

April 22, 2011

**S. 680
National Women's History Museum Act of 2011**

*As ordered reported by the Senate Committee on Environment and Public Works
on April 14, 2011*

SUMMARY

S. 680 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). Any net proceeds from the sale could be spent by GSA to repair and maintain other facilities without further appropriation.

CBO estimates that this conveyance would not have a significant net impact on the federal budget over the next five years. Enacting S. 680 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 either the 2012-2016 period or the 2012-2021 period. Enacting S. 680 would not affect revenues.

S. 680 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. 680 is shown in the following table. The costs of this legislation fall within budget function 800 (general government).

	By Fiscal Year, in Millions of Dollars											
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2012-2016	2017-2021
CHANGES IN DIRECT SPENDING												
Sale of Property												
Estimated Budget Authority	0	0	-50	0	0	0	0	0	0	0	-50	-50
Estimated Outlays	0	0	-50	0	0	0	0	0	0	0	-50	-50
Spending of Sales Proceeds by GSA												
Estimated Budget Authority	0	0	50	0	0	0	0	0	0	0	50	50
Estimated Outlays	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
Estimated Outlays	0	0	-12	12	0	0	0	0	0	0	0	0

BASIS OF ESTIMATE

For this estimate, CBO assumes that S. 680 will be enacted by the end of 2011 and that spending will follow historical patterns for GSA's projects to repair and maintenance its facilities.

S. 680 would authorize the sale of a federal property near the intersection of 12th Street and Independence Avenue, S.W., in Washington, D.C. The legislation would direct GSA to complete the conveyance within three years. No federal funds could be used to purchase the site or to design and construct the museum. Under the bill, a condition of the sale is that the property would be used as the site for a new museum. Under S. 680, 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. 680. 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 (including 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 intersection of 12th Street and Independence Avenue, S.W., 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, under current law, CBO does not expect that the property would be conveyed for a public purpose or sold over the next 10 years.

An assessment of the property’s value has not yet been completed. That assessment would depend on a variety of factors, including the property’s highest and best use, the presence of any hazardous substances, zoning restrictions, and a final land survey. Based on recent property sales in the District of Columbia, CBO estimates that net proceeds from this sale would probably total about \$50 million.

Under the legislation, any costs to correct environmental contamination of the property would be deducted from, but could not exceed, the sales price. CBO expects that GSA would spend the net proceeds, about \$50 million, from the sale to maintain and renovate other federal facilities.

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. 680 would 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. 680, the National Women’s History Museum Act of 2011, as ordered reported by the Senate Committee on Environment and Public Works on April 14, 2010.

	By Fiscal Year, in Millions of Dollars													
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2011-2016	2011-2021	
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. 680 contains no intergovernmental or private-sector mandates as defined in UMRA and would not affect the budgets of state, local, or tribal governments.

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