

## Union Calendar No. 216

115<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# H. R. 2615

[Report No. 115-302]

To authorize the exchange of certain land located in Gulf Islands National Seashore, Jackson County, Mississippi, between the National Park Service and the Veterans of Foreign Wars, and for other purposes.

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### IN THE HOUSE OF REPRESENTATIVES

MAY 23, 2017

Mr. PALAZZO introduced the following bill; which was referred to the  
Committee on Natural Resources

SEPTEMBER 11, 2017

Committed to the Committee of the Whole House on the State of the Union  
and ordered to be printed

# **A BILL**

To authorize the exchange of certain land located in Gulf Islands National Seashore, Jackson County, Mississippi, between the National Park Service and the Veterans of Foreign Wars, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “Gulf Islands National  
5 Seashore Land Exchange Act of 2017”.

6 **SEC. 2. LAND EXCHANGE, GULF ISLANDS NATIONAL SEA-**  
7 **SHORE, JACKSON COUNTY, MISSISSIPPI.**

8       (a) LAND EXCHANGE AUTHORIZED.—The Secretary  
9 of the Interior, acting through the Director of the Na-  
10 tional Park Service (in this section referred to as the “Sec-  
11 retary”) may convey to the Veterans of Foreign Wars Post  
12 5699 (in this section referred to as the “Post”) all right,  
13 title, and interest of the United States in and to a parcel  
14 of real property, consisting of approximately 1.542 acres,  
15 located within the Gulf Islands National Seashore in Jack-  
16 son County, Mississippi, and identified as “NPS Exchange  
17 Area” on the map entitled “Gulf Islands National Sea-  
18 shore, Proposed Land Exchange with VFW, Davis Bayou  
19 Area—Jackson County, MS”, numbered 635/133309, and  
20 dated June 2016.

21       (b) LAND TO BE ACQUIRED.—In exchange for the  
22 property described in subsection (a), the Post shall convey  
23 to the Secretary all right, title, and interest of the Post  
24 in and to a parcel of real property, consisting of approxi-  
25 mately 2.161 acres, located in Jackson County, Mis-

1 Mississippi, and identified as “VFW Exchange Area” on the  
2 map described in subsection (a).

3 (c) EQUAL VALUE EXCHANGE.—

4 (1) IN GENERAL.—The values of the parcels of  
5 real property to be exchanged under this section  
6 shall be determined by an appraisal conducted—

7 (A) by a qualified and independent ap-  
8 praiser; and

9 (B) in accordance with nationally recog-  
10 nized appraisal standards.

11 (2) EQUALIZATION.—If the values of the par-  
12 cels of real property to be exchanged under this sec-  
13 tion, as determined pursuant to paragraph (1), are  
14 not equal, the values shall be equalized through—

15 (A) a cash payment; or

16 (B) adjustments to the acreage of the par-  
17 cels of real property to be exchanged.

18 (d) PAYMENT OF COSTS OF CONVEYANCE.—

19 (1) PAYMENT REQUIRED.—The Secretary shall  
20 require the Post to cover costs to be incurred by the  
21 Secretary, or to reimburse the Secretary for such  
22 costs incurred by the Secretary, to carry out the  
23 land exchange under this section, including survey  
24 costs, costs related to environmental documentation,  
25 and any other administrative costs related to the

1 land exchange. If amounts are collected from the  
2 Secretary in advance of the Secretary incurring the  
3 actual costs and the amount collected exceeds the  
4 costs actually incurred by the Secretary to carry out  
5 the land exchange, the Secretary shall refund the ex-  
6 cess amount to the Post.

7 (2) TREATMENT OF AMOUNTS RECEIVED.—  
8 Amounts received as reimbursement under para-  
9 graph (1) shall be credited to the fund or account  
10 that was used to cover those costs incurred by the  
11 Secretary in carrying out the land exchange.  
12 Amounts so credited shall be merged with amounts  
13 in such fund or account and shall be available for  
14 the same purposes, and subject to the same condi-  
15 tions and limitations, as amounts in such fund or  
16 account.

17 (e) DESCRIPTION OF PROPERTY.—The exact acreage  
18 and legal description of property to be exchanged under  
19 this section shall be determined by surveys satisfactory to  
20 the Secretary and the Post.

21 (f) CONVEYANCE AGREEMENT.—The exchange of  
22 real property under this section shall be accomplished  
23 using a quit claim deed or other legal instrument and upon  
24 terms and conditions mutually satisfactory to the Sec-  
25 retary and the Post, including such additional terms and

1 conditions as the Secretary considers appropriate to pro-  
2 tect the interests of the United States.

3 (g) VALID EXISTING RIGHTS.—The exchange author-  
4 ized under this section shall be subject to valid existing  
5 rights.

6 (h) TITLE APPROVAL.—Title to the real property de-  
7 scribed in subsection (a) and the real property described  
8 in subsection (b) to be exchanged under this section shall  
9 be in a form acceptable to the Secretary.

10 (i) TREATMENT OF ACQUIRED LAND.—Land and in-  
11 terests in land acquired by the United States under sub-  
12 section (b) shall be administered by the Secretary as part  
13 of the Gulf Islands National Seashore.

14 (j) MODIFICATION OF BOUNDARY.—Upon completion  
15 of the land exchange under this section, the Secretary  
16 shall modify the boundary of the Gulf Islands National  
17 Seashore to reflect such land exchange.



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