

Union Calendar No.

119TH CONGRESS
2^D SESSION

H. R. 7388

[Report No. 119-]

To direct the Administrator of General Services to convene consultation meetings to identify alternative financing solutions for the construction of new public buildings that will reduce costs to the Federal Government, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 5, 2026

Mr. BURLISON introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

FEBRUARY --, 2026

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in italics]

[For text of introduced bill, see copy of bill as introduced on February 5, 2026]

A BILL

To direct the Administrator of General Services to convene consultation meetings to identify alternative financing solutions for the construction of new public buildings that will reduce costs to the Federal Government, 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 “Smart Space Act of*
5 *2026”.*

6 **SEC. 2. PROJECT RECOMMENDATIONS.**

7 (a) *MEETINGS AND CONSULTATIONS.—Not later than*
8 *90 days after the date of enactment of this Act, the Adminis-*
9 *trator of General Services shall convene consultation meet-*
10 *ings to identify alternative financing solutions for the con-*
11 *struction or renovation of public buildings, or necessary*
12 *work to prepare such buildings for disposal that will reduce*
13 *costs to the Federal Government.*

14 (b) *MEETINGS.—In convening consultation meetings*
15 *under subsection (a), the Administrator shall include—*

16 (1) *experts related to private commercial real es-*
17 *tate;*

18 (2) *experts related to Federal real estate; and*

19 (3) *if available, State, including the District of*
20 *Columbia, real estate experts experienced with*
21 *leveraging private financing for public buildings and*
22 *facilities.*

23 (c) *REPORT AND RECOMMENDATIONS.—Not later than*
24 *120 days after the date of enactment of this Act, the Admin-*
25 *istrator shall submit to the President—*

1 (1) *recommendations on types of public-private*
2 *partnerships and alternative financing methods best*
3 *suited for meeting the public building needs of the*
4 *Federal Government; and*

5 (2) *a list of recommended projects related to pub-*
6 *lic buildings for which such methods should be used*
7 *with details on which methods and types of public-*
8 *private partnerships are recommended for each*
9 *project.*

10 (d) *RECOMMENDED PROJECT LIST.—In submitting a*
11 *list of recommended projects under subsection (c)(2), the Ad-*
12 *ministrator shall submit projects that the Administrator de-*
13 *termines—*

14 (1) *serve core missions of the Federal Govern-*
15 *ment for which maintaining the functions in federally*
16 *owned space over the long-term is critical;*

17 (2) *will result in either consolidations or reloca-*
18 *tions of Federal departments or agencies out of costly,*
19 *inefficient, and underutilized space that the Adminis-*
20 *trator intends to sell or dispose of once vacated; and*

21 (3) *with respect to standard office space, will re-*
22 *sult in meeting a minimum building utilization of 60*
23 *percent or greater as defined in section 2302 of the*
24 *Thomas R. Carper Water Resources Development Act*
25 *of 2024 (40 U.S.C. 584 note).*

1 (e) *TRANSPARENCY.—*

2 (1) *REPORT.—The Administrator shall submit*
3 *the report under subsection (c) to the Committee on*
4 *Transportation and Infrastructure in the House and*
5 *the Committee on Environment and Public Works in*
6 *the Senate and make such report publicly available*
7 *on the website of the General Services Administration.*

8 (2) *TIMELINE.—The Administrator of General*
9 *Services shall maintain on the website of the General*
10 *Services Administration information on the process*
11 *under this Act, including any timelines and mile-*
12 *stones.*

13 (3) *DELAYS.—The Administrator shall report di-*
14 *rectly to the President and Congress any delays with*
15 *respect to the timing and milestones described in*
16 *paragraph (2).*

17 (4) *MEETINGS.—Meetings pursuant to subsection*
18 *(a) shall be noticed and open to the public and shall*
19 *not be subject to chapter 10 of title 5, United States*
20 *Code.*

21 (f) *DEFINITIONS.—In this Act:*

22 (1) *ALTERNATIVE FINANCING; PUBLIC-PRIVATE*
23 *PARTNERSHIP.—The terms “alternative financing”*
24 *and “public-private partnership” may include—*

1 (A) agreements that reflect an obligation by
2 a non-Federal entity to design, build, finance,
3 operate, and maintain an asset, or a combina-
4 tion thereof; and

5 (B) a ground-lease to a non-Federal party
6 with a subsequent lease back of the improve-
7 ments.

8 (2) *PUBLIC BUILDING*.—The term “public build-
9 ing” has the meaning given such term in section 3301
10 of title 40, United States Code.