

115TH CONGRESS
1ST SESSION

H. R. 2615

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.

IN THE HOUSE OF REPRESENTATIVES

MAY 23, 2017

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

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”.

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

3 (a) LAND EXCHANGE AUTHORIZED.—The Secretary
4 of the Interior, acting through the Director of the Na-
5 tional Park Service (in this section referred to as the “Sec-
6 retary”) may convey to the Veterans of Foreign Wars Post
7 5699 (in this section referred to as the “Post”) all right,
8 title, and interest of the United States in and to a parcel
9 of real property, consisting of approximately 1.542 acres,
10 located within the Gulf Islands National Seashore in Jack-
11 son County, Mississippi, and identified as “NPS Exchange
12 Area” on the map entitled “Gulf Islands National Sea-
13 shore, Proposed Land Exchange with VFW, Davis Bayou
14 Area—Jackson County, MS”, numbered 635/133309, and
15 dated June 2016.

16 (b) LAND TO BE ACQUIRED.—In exchange for the
17 property described in subsection (a), the Post shall convey
18 to the Secretary all right, title, and interest of the Post
19 in and to a parcel of real property, consisting of approxi-
20 mately 2.161 acres, located in Jackson County, Mis-
21 sissippi, and identified as “VFW Exchange Area” on the
22 map described in subsection (a).

23 (c) EQUAL VALUE EXCHANGE.—

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

1 (A) by a qualified and independent ap-
2 praiser; and

3 (B) in accordance with nationally recog-
4 nized appraisal standards.

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

9 (A) a cash payment; or

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

12 (d) PAYMENT OF COSTS OF CONVEYANCE.—

13 (1) PAYMENT REQUIRED.—The Secretary shall
14 require the Post to cover costs to be incurred by the
15 Secretary, or to reimburse the Secretary for such
16 costs incurred by the Secretary, to carry out the
17 land exchange under this section, including survey
18 costs, costs related to environmental documentation,
19 and any other administrative costs related to the
20 land exchange. If amounts are collected from the
21 Secretary in advance of the Secretary incurring the
22 actual costs and the amount collected exceeds the
23 costs actually incurred by the Secretary to carry out
24 the land exchange, the Secretary shall refund the ex-
25 cess amount to the Post.

1 (2) TREATMENT OF AMOUNTS RECEIVED.—

2 Amounts received as reimbursement under para-
3 graph (1) shall be credited to the fund or account
4 that was used to cover those costs incurred by the
5 Secretary in carrying out the land exchange.
6 Amounts so credited shall be merged with amounts
7 in such fund or account and shall be available for
8 the same purposes, and subject to the same condi-
9 tions and limitations, as amounts in such fund or
10 account.

11 (e) DESCRIPTION OF PROPERTY.—The exact acreage
12 and legal description of property to be exchanged under
13 this section shall be determined by surveys satisfactory to
14 the Secretary and the Post.

15 (f) CONVEYANCE AGREEMENT.—The exchange of
16 real property under this section shall be accomplished
17 using a quit claim deed or other legal instrument and upon
18 terms and conditions mutually satisfactory to the Sec-
19 retary and the Post, including such additional terms and
20 conditions as the Secretary considers appropriate to pro-
21 tect the interests of the United States.

22 (g) VALID EXISTING RIGHTS.—The exchange author-
23 ized under this section shall be subject to valid existing
24 rights.

1 (h) TITLE APPROVAL.—Title to the real property de-
2 scribed in subsection (a) and the real property described
3 in subsection (b) to be exchanged under this section shall
4 be in a form acceptable to the Secretary.

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

9 (j) MODIFICATION OF BOUNDARY.—Upon completion
10 of the land exchange under this section, the Secretary
11 shall modify the boundary of the Gulf Islands National
12 Seashore to reflect such land exchange.

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