

115TH CONGRESS
2^D SESSION

H. R. 6682

To amend the Federal Land Policy and Management Act of 1976 to improve the transparency and oversight of land conveyances involving disposal or acquisition of National Forest System lands or Bureau of Land Management public lands, to provide protections and certainty for private landowners related to resurveying such public lands, and for other purposes

IN THE HOUSE OF REPRESENTATIVES

Mr. TIPTON introduced the following bill; which was referred to the Committee
on _____

A BILL

To amend the Federal Land Policy and Management Act of 1976 to improve the transparency and oversight of land conveyances involving disposal or acquisition of National Forest System lands or Bureau of Land Management public lands, to provide protections and certainty for private landowners related to resurveying such public lands, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Protection and Trans-
3 parency for Adjacent Landowners Act”.

4 **TITLE I—REQUIREMENTS FOR**
5 **FOREST SERVICE AND BU-**
6 **REAU OF LAND MANAGEMENT**
7 **LAND ACQUISITIONS AND**
8 **CONVEYANCES**

9 **SEC. 101. ADDITIONAL REQUIREMENTS FOR FOREST SERV-**
10 **ICE AND BUREAU OF LAND MANAGEMENT**
11 **LAND ACQUISITIONS AND CONVEYANCES.**

12 (a) NOTICE TO ADJACENT LANDOWNERS.—

13 (1) LAND ACQUISITIONS.—Section 205 of the
14 Federal Land Policy and Management Act of 1976
15 (43 U.S.C. 1715) is amended by adding at the end
16 the following new subsection:

17 “(f) NOTICE TO ADJACENT LANDOWNERS.—As part
18 of the acquisition of a parcel of non-Federal lands under
19 this section, section 206, or other applicable law that will
20 become public lands or National Forest System lands, the
21 Secretary or the Secretary of Agriculture, as the case may
22 be, shall provide advance written notification to each
23 owner of land that is adjacent to the parcel of land to
24 be acquired. To assist in identifying adjacent landowners,
25 the Secretary concerned should use the most recently
26 available tax records.”.

1 (2) LAND CONVEYANCES.—Section 208 of the
2 Federal Land Policy and Management Act of 1976
3 (43 U.S.C. 1718) is amended—

4 (A) by inserting “(a) ISSUANCE OF PAT-
5 ENT AND OTHER CONVEYANCE DOCUMENTS.—
6 ” before the first sentence and “(b) OTHER
7 TERMS AND CONDITIONS.—” before the second
8 sentence; and

9 (B) by adding at the end the following new
10 subsection:

11 “(c) NOTICE TO ADJACENT LANDOWNERS.—As part
12 of the conveyance of a parcel of public lands or National
13 Forest System lands by sale, exchange, or other disposal
14 method under section 203 or 206 or other applicable law,
15 the Secretary or the Secretary of Agriculture, as the case
16 may be, shall provide advance written notification to each
17 owner of land that is adjacent to the parcel of land to
18 be conveyed. To assist in identifying adjacent landowners,
19 the Secretary concerned should use the most recently
20 available tax records.”.

21 (b) OVERSIGHT OF USE OF THIRD-PARTY
22 FACILITATORS.—

23 (1) ACQUISITION.—Section 205 of the Federal
24 Land Policy and Management Act of 1976 (43
25 U.S.C. 1715) is amended by inserting after sub-

1 section (f), as added by subsection (a)(1), the fol-
2 lowing new subsection:

3 “(g) OVERSIGHT OF USE OF THIRD-PARTY
4 FACILITATORS.—(1) If the acquisition process for a parcel
5 of non-Federal lands under this section, section 206, or
6 other applicable law that will become public lands or Na-
7 tional Forest System lands involves the use of a third-
8 party facilitator, the Secretary or the Secretary of Agri-
9 culture, as the case may be, shall require, as a condition
10 of the approval of the acquisition—

11 “(A) submission of all purchase contracts and
12 related agreements held by the third-party facilitator
13 related to the parcel to be acquired; and

14 “(B) supervisor review of such purchase con-
15 tracts and related agreements, the purpose of the ac-
16 quisition, and other terms and conditions of the ac-
17 quisition.

18 “(2) In this subsection, the term ‘third-party
19 facilitator’ means any entity (other than an agent of the
20 United States) whose role in a real estate transaction is
21 to assist the buyer or seller, or both, in reaching agree-
22 ment in the transaction.”.

23 (2) LAND CONVEYANCES.—Section 208 of the
24 Federal Land Policy and Management Act of 1976
25 (43 U.S.C. 1718) is amended by inserting after sub-

1 section (c), as added by subsection (a)(2), the fol-
2 lowing new subsection:

3 “(d) OVERSIGHT OF USE OF THIRD-PARTY
4 FACILITATORS.—(1) If the process by which a parcel of
5 public lands or National Forest System lands will be con-
6 veyed by sale, exchange, or other disposal method under
7 section 203 or 206 or other applicable law, involves the
8 use of a third-party facilitator, the Secretary or the Sec-
9 retary of Agriculture, as the case may be, shall require,
10 as a condition of the approval of the conveyance—

11 “(A) submission of all purchase contracts and
12 related agreements held by the third-party facilitator
13 related to the Federal land to be conveyed;

14 “(B) submission to appraisers of contact infor-
15 mation for prospective end owners of the Federal
16 land to be conveyed; and

17 “(C) supervisor review of such purchase con-
18 tracts and related agreements, the purpose of the
19 conveyance, and other terms and conditions of the
20 conveyance.

21 “(2) In this subsection, the term ‘third-party
22 facilitator’ means any entity (other than an agent of the
23 United States) whose role in a real estate transaction is
24 to assist the buyer or seller, or both, in reaching agree-
25 ment in the transaction.”.

1 **TITLE II—BUREAU OF LAND**
2 **MANAGEMENT RESURVEY RE-**
3 **QUIREMENTS**

4 **SEC. 201. BUREAU RESURVEY TRANSPARENCY; NOTICE RE-**
5 **QUIREMENTS.**

6 (a) NOTICE.—

7 (1) IN GENERAL.—Not later than 30 days be-
8 fore the commencement of a resurvey of Federal
9 land under the administrative jurisdiction of the Bu-
10 reau of Land Management, the Secretary shall no-
11 tify all property owners with land abutting or adja-
12 cent to the Federal land being resurveyed of the
13 pending resurvey. If a resurvey extends the bound-
14 aries of Federal land, the Secretary shall notify af-
15 fected landowners of the results of the resurvey not
16 later than 30 days after the completion of the sur-
17 vey.

18 (2) NOTIFICATION.—The Secretary shall use
19 certified or registered mail to notify landowners
20 under this subsection.

21 (3) IDENTIFICATION OF LANDOWNERS.—When
22 identifying affected landowners for the purpose of
23 notification under this subsection, the Secretary
24 shall use the most recently available tax records.

1 (b) PUBLIC COMMENT.—Not later than 30 days after
2 completing a resurvey, the Secretary shall publish a notice
3 in the Federal Register. Affected landowners may com-
4 ment to the Secretary and by submitting formal comments
5 to the Federal Register notice.

6 **SEC. 202. PROTECTION OF PERSONS.**

7 If a resurvey results in land previously thought to be
8 privately owned to be reclassified as Federal land, the per-
9 sons thought to be a private owner of such land—

10 (1) shall—

11 (A) be given the right of first refusal to
12 purchase the land for fair market value minus
13 the value of any significant improvements made
14 to such lands; or

15 (B) be reimbursed for the fair market
16 value of any significant improvements made to
17 such lands; and

18 (2) may not be charged with willful trespass
19 onto such land unless the person used such lands
20 with the knowledge that the lands should be classi-
21 fied as Federal land.

22 **SEC. 203. DEFINITIONS.**

23 For the purposes of this title:

1 (1) RESURVEY.—The term “resurvey” means
2 an official rerunning and remarking intended to su-
3 persede the records of the original survey.

4 (2) SECRETARY.—The term “Secretary” means
5 the Secretary of the Interior, acting through the Di-
6 rector of the Bureau of Land Management.