

118TH CONGRESS
2D SESSION

H. R. 8946

To convey the reversionary interest of the United States in certain land
in Sacramento, California.

IN THE HOUSE OF REPRESENTATIVES

JULY 8, 2024

Ms. MATSUI introduced the following bill; which was referred to the
Committee on Natural Resources

A BILL

To convey the reversionary interest of the United States
in certain land in Sacramento, California.

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 “Reversionary Interest
5 Conveyance Act”.

6 **SEC. 2. CONVEYANCE OF UNITED STATES INTEREST IN**
7 **CERTAIN LAND.**

8 (a) DEFINITIONS.—In this section:

9 (1) COVERED LAND.—The term “covered land”
10 means the approximately 8.43 acres of land under

1 the administrative jurisdiction of the Bureau of
2 Land Management in Sacramento, California, as
3 generally depicted as “Proposed Easements to be
4 Released” on the map titled “Lands Proposed for
5 Release from Any and All Reversionary Interests of
6 the United States, including interests under the Act
7 of July 1, 1862 (12 Stat. 489)”, dated November 7,
8 2022.

9 (2) BUYER.—(A) The term “buyer” means the
10 owner of record of any of the parcels included in the
11 covered land at the time of the requested convey-
12 ance.

13 (B) Buyer may only request and purchase the
14 covered land’s reversionary interest for the parcels of
15 which the owner is the owner of record at the time
16 of request.

17 (3) REVERSIONARY INTEREST.—The term “re-
18 versionary interest” means all reversionary interests
19 of the United States in the covered land.

20 (4) SECRETARY.—The term “Secretary” means
21 the Secretary of the Interior, acting through the Bu-
22 reau of Land Management.

23 (b) CONVEYANCE.—Not later than two years after
24 the Secretary receives a request from the buyer, the Sec-
25 retary shall offer to the buyer the applicable reversionary

1 interest subject to the requirements in subsection (c), and
2 shall convey the lands to buyer upon payment of the ap-
3 praised value.

4 (c) REQUIREMENTS.—Any conveyance under this sec-
5 tion—

6 (1) shall be subject to valid existing rights; and

7 (2) shall be for not less than fair market value.

8 (d) PAYMENT OF FAIR MARKET VALUE.—The Sec-
9 retary shall determine the fair market value of the applica-
10 ble reversionary interest—

11 (1) in accordance with the Federal Land Policy
12 and Management Act of 1976 (43 U.S.C. 1701 et
13 seq.); and

14 (2) based on an appraisal that is conducted in
15 accordance with—

16 (A) the Uniform Appraisal Standards for
17 Federal Land Acquisitions; and

18 (B) the Uniform Standards of Professional
19 Appraisal Practice.

20 (e) COSTS.—In addition to the fair market value de-
21 termined under subsection (d), the buyer shall pay all
22 costs related to the applicable conveyance of the rever-
23 sionary inter est, including all surveys, appraisals, and
24 other administrative costs.

1 (f) PROCEEDS FROM THE SALE OF LAND.—The pro-
2 ceeds from the sale of the applicable reversionary interest
3 shall be—

4 (1) deposited in the Federal Land Disposal Ac-
5 count established by section 206(a) of the Federal
6 Land Transaction Facilitation Act (43 U.S.C.
7 2305(a)); and

8 (2) used in accordance with that Act.

9 **SEC. 3. STATUTORY CONSTRUCTION.**

10 Nothing in this Act shall—

11 (1) diminish the right-of-way associated with
12 the covered land in section 2 to a width of less than
13 50 feet on each side of the center of the main track
14 or tracks established and maintained by the South-
15 ern Pacific Transportation Company on the date of
16 the enactment of this Act; or

17 (2) validate or confirm any right or title to, or
18 interest in the land referred to in section 2 arising
19 out of adverse possession, prescription, or abandon-
20 ment, and not confirmed by conveyance made by the
21 Southern Pacific Transportation Company before
22 the date of the enactment of this Act.

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