

## Union Calendar No.

118<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 8946

[Report No. 118-]

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

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### IN THE HOUSE OF REPRESENTATIVES

JULY 8, 2024

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

DECEMBER --, 2024

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

# **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  
11 the administrative jurisdiction of the Bureau of  
12 Land Management in Sacramento, California, as  
13 generally depicted as “Proposed Easements to be  
14 Released” on the map titled “Lands Proposed for  
15 Release from Any and All Reversionary Interests of  
16 the United States, including interests under the Act  
17 of July 1, 1862 (12 Stat. 489)”, dated November 7,  
18 2022.

19            (2) BUYER.—(A) The term “buyer” means the  
20 owner of record of any of the parcels included in the  
21 covered land at the time of the requested convey-  
22 ance.

23            (B) Buyer may only request and purchase the  
24 covered land’s reversionary interest for the parcels of

1       which the owner is the owner of record at the time  
2       of request.

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

6           (4) SECRETARY.—The term “Secretary” means  
7       the Secretary of the Interior, acting through the Bu-  
8       reau of Land Management.

9       (b) CONVEYANCE.—Not later than two years after  
10      the Secretary receives a request from the buyer, the Sec-  
11      retary shall offer to the buyer the applicable reversionary  
12      interest subject to the requirements in subsection (c), and  
13      shall convey the lands to buyer upon payment of the ap-  
14      praised value.

15      (c) REQUIREMENTS.—Any conveyance under this sec-  
16      tion—

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

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

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

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

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

3                   (A) the Uniform Appraisal Standards for  
4           Federal Land Acquisitions; and

5                   (B) the Uniform Standards of Professional  
6           Appraisal Practice.

7           (e) COSTS.—In addition to the fair market value de-  
8           termined under subsection (d), the buyer shall pay all  
9           costs related to the applicable conveyance of the rever-  
10          sionary inter est, including all surveys, appraisals, and  
11          other administrative costs.

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

15                   (1) deposited in the Federal Land Disposal Ac-  
16          count established by section 206(a) of the Federal  
17          Land Transaction Facilitation Act (43 U.S.C.  
18          2305(a)); and

19                   (2) used in accordance with that Act.

20       **SEC. 3. STATUTORY CONSTRUCTION.**

21          Nothing in this Act shall—

22                   (1) diminish the right-of-way associated with  
23          the covered land in section 2 to a width of less than  
24          50 feet on each side of the center of the main track  
25          or tracks established and maintained by the South-

1       ern Pacific Transportation Company on the date of  
2       the enactment of this Act; or

3               (2) validate or confirm any right or title to, or  
4       interest in the land referred to in section 2 arising  
5       out of adverse possession, prescription, or abandon-  
6       ment, and not confirmed by conveyance made by the  
7       Southern Pacific Transportation Company before  
8       the date of the enactment of this Act.