

Union Calendar No. 752

118TH CONGRESS
2^D SESSION

H. R. 3173

[Report No. 118-920, Part I]

To provide for transfer of ownership of certain Federal lands in northern Nevada, to authorize the disposal of certain Federal lands in northern Nevada for economic development, to promote conservation in northern Nevada, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 10, 2023

Mr. AMODEI introduced the following bill; which was referred to the Committee on Natural Resources, and in addition to the Committee on Agriculture, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

DECEMBER 18, 2024

Reported from the Committee on Natural Resources with an amendment

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

DECEMBER 18, 2024

Committee on Agriculture discharged; committed to the Committee of the Whole House on the State of the Union and ordered to be printed

[For text of introduced bill, see copy of bill as introduced on May 10, 2023]

A BILL

To provide for transfer of ownership of certain Federal lands in northern Nevada, to authorize the disposal of certain Federal lands in northern Nevada for economic development, to promote conservation in northern Nevada, 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; TABLE OF CONTENTS.**

4 (a) *SHORT TITLE.*—*This Act may be cited as the*
 5 *“Northern Nevada Economic Development and Conserva-*
 6 *tion Act of 2024”.*

7 (b) *TABLE OF CONTENTS.*—*The table of contents of this*
 8 *Act is as follows:*

Sec. 1. Short title; table of contents.

TITLE I—DOUGLAS COUNTY

Sec. 101. Purpose.

Sec. 102. Definitions.

Subtitle A—Land Conveyances and Sales

Sec. 111. Conveyance to State of Nevada.

Sec. 112. Tahoe Rim Trail.

Sec. 113. Conveyance to Douglas County, Nevada.

Sec. 114. Sale of certain Federal land.

Sec. 115. Open space recreation area.

Subtitle B—Tribal Cultural Resources

Sec. 121. Transfer of land to be held in trust for Tribe.

Subtitle C—Convey Forest Service Land for Public Purposes

Sec. 131. Authority of Forest Service to convey to State or county for public pur-
poses.

Sec. 132. Special use authorizations for recreation and other purposes.

TITLE II—INCLINE VILLAGE FIRE PROTECTION

Sec. 201. Purpose.

Sec. 202. Definitions.

Sec. 203. Land conveyances for public purposes.

**TITLE III—NORTHERN NEVADA FLOOD PROTECTION AND
MANAGEMENT**

Sec. 301. Purpose.

Sec. 302. Definitions.

Sec. 303. Land conveyances for flood protection.

TITLE IV—CARSON CITY PUBLIC LANDS CORRECTION

Sec. 401. Definitions.

- Sec. 402. Land conveyances.*
- Sec. 403. Carson City street connector conveyance.*
- Sec. 404. Amendment to reversionary interests.*
- Sec. 405. Disposal of Federal land.*
- Sec. 406. Transfer of land to the United States.*
- Sec. 407. Disposition of proceeds.*
- Sec. 408. Postponement; exclusion from sale.*

*TITLE V—PERSHING COUNTY ECONOMIC DEVELOPMENT AND
CONSERVATION*

- Sec. 501. Short title.*
- Sec. 502. Definitions.*
- Sec. 503. Findings.*
- Sec. 504. Sale or exchange of eligible land.*
- Sec. 505. Sale of encumbered land.*
- Sec. 506. Disposition of proceeds.*

TITLE VI—FEDERAL COMPLEX

- Sec. 601. Federal complex.*

TITLE VII—ELKO NEVADA ECONOMIC DEVELOPMENT ACT

- Sec. 701. Short title.*
- Sec. 702. Definitions.*
- Sec. 703. Land conveyances to the City of Elko.*
- Sec. 704. Land conveyances to Elko County.*

TITLE VIII—FERNLEY ECONOMIC DEVELOPMENT ACT

- Sec. 801. Short title.*
- Sec. 802. Land conveyances.*

TITLE IX—CONVEYANCES TO THE CITY OF SPARKS

- Sec. 901. Definitions.*
- Sec. 902. Conveyance of land for use as a public cemetery.*
- Sec. 903. Conveyance of land for use as regional public parks.*

TITLE X—GENERAL PROVISIONS

- Sec. 1001. Administration of State water rights.*
- Sec. 1002. Amendment to conveyance of Federal land in Storey County, Nevada.*
- Sec. 1003. Maps and legal descriptions.*
- Sec. 1004. Minor errors.*

TITLE XI—GREENLINK WEST PROJECT

- Sec. 1101. Greenlink West Project.*

1 **TITLE I—DOUGLAS COUNTY**

2 **SEC. 101. PURPOSE.**

3 *The purpose of this title is to promote conservation,*
4 *improve public land, and provide for sensible development*
5 *in Douglas County, Nevada, and for other purposes.*

6 **SEC. 102. DEFINITIONS.**

7 *In this title:*

8 (1) *COUNTY.*—*The term “County” means Doug-*
9 *las County, Nevada.*

10 (2) *MAP.*—*The term “Map” means the map enti-*
11 *tled “Douglas County Economic Development and*
12 *Conservation Act” and dated November 12, 2024.*

13 (3) *PUBLIC LAND.*—*The term “public land” has*
14 *the meaning given the term “public lands” in section*
15 *103 of the Federal Land Policy and Management Act*
16 *of 1976 (43 U.S.C. 1702).*

17 (4) *SECRETARY CONCERNED.*—*The term “Sec-*
18 *retary concerned” means—*

19 (A) *with respect to National Forest System*
20 *land, the Secretary of Agriculture (acting*
21 *through the Chief of the Forest Service); and*

22 (B) *with respect to land managed by the*
23 *Bureau of Land Management, including land*
24 *held for the benefit of the Tribe, the Secretary of*
25 *the Interior.*

1 (5) *STATE*.—The term “State” means the State
2 of Nevada.

3 (6) *TRIBE*.—The term “Tribe” means the
4 Washoe Tribe of Nevada and California.

5 ***Subtitle A—Land Conveyances and***
6 ***Sales***

7 ***SEC. 111. CONVEYANCE TO STATE OF NEVADA.***

8 (a) *CONVEYANCE*.—Subject to valid existing rights, the
9 Secretary concerned shall convey to the State without con-
10 sideration all right, title, and interest of the United States
11 in and to the land described in subsection (b).

12 (b) *DESCRIPTION OF LAND*.—The land referred to in
13 subsection (a) is the approximately 67 acres of Forest Serv-
14 ice land generally depicted as “Lake Tahoe-Nevada State
15 Park” on the Map.

16 (c) *COSTS*.—As a condition for the conveyance under
17 subsection (a), all costs associated with such conveyances,
18 including, but not limited to costs of surveys, appraisal,
19 environmental response and restoration, and administra-
20 tive costs including closing fees, shall be paid by the State.

21 (d) *USE OF LAND*.—

22 (1) *IN GENERAL*.—Any land conveyed to the
23 State under subsection (a) shall be used only for—

24 (A) the conservation of wildlife or natural
25 resources; or

1 (B) a public park.

2 (2) *FACILITIES*.—Any facility on the land con-
3 veyed under subsection (a) shall be constructed and
4 managed in a manner consistent with the uses de-
5 scribed in paragraph (1).

6 (e) *ENVIRONMENTAL RESPONSE AND RESTORATION*.—
7 For purposes of the conveyance under subsection (1), the
8 Secretary of Agriculture—

9 (1) shall meet disclosure requirements for haz-
10 ardous substances, pollutants, or contaminants under
11 section 120(h) of the Comprehensive Environmental
12 Response, Compensation, and Liability Act of 1980
13 (42 U.S.C. 9620(h));

14 (2) shall not otherwise be required to remediate
15 or abate those hazardous substances, pollutants, or
16 contaminants;

17 (3) shall not otherwise be required to remediate
18 or abate the presence of solid and hazardous waste
19 and materials which may be required by applicable
20 Federal, State, and local environmental laws and reg-
21 ulations; and

22 (4) shall not otherwise be required to remove any
23 improvements from the land conveyed.

24 (f) *EASEMENTS*.—As a condition of conveyance of the
25 land conveyed under subsection (a), access easements for

1 roads and trails shall be reserved in the deed at the discre-
2 tion of the Secretary of Agriculture.

3 (g) *SURVEY.*—The exact acreage and legal description
4 of the land to be conveyed shall be determined by a survey
5 satisfactory to the Secretary of Agriculture.

6 (h) *MINOR ERRORS.*—The Secretary in consultation
7 with the State of Nevada may make minor boundary ad-
8 justments to the parcels of Federal land to be conveyed
9 under subsection (a) and correct any minor errors in the
10 map, acreage estimate, or legal description.

11 (i) *REVERSION.*—If any portion of the land conveyed
12 under subsection (a) is used in a manner that is incon-
13 sistent with the uses described in subsection (d), the land
14 shall, at the discretion of the Secretary concerned, revert
15 to the United States.

16 (j) *ADDITIONAL TERMS AND CONDITIONS.*—With re-
17 spect to the conveyance under paragraph (1), the Secretary
18 of Agriculture may require such additional terms and con-
19 ditions as the Secretary determines to be appropriate to
20 protect the interests of the United States.

21 **SEC. 112. TAHOE RIM TRAIL.**

22 (a) *IN GENERAL.*—The Secretary of Agriculture, in
23 consultation with the County and other interested parties,
24 shall develop and implement a cooperative management
25 agreement for the land described in subsection (b)—

1 (1) to improve the quality of recreation access by
2 providing additional amenities as agreed on by the
3 Secretary of Agriculture and the County; and

4 (2) to conserve natural resources.

5 (b) *DESCRIPTION OF LAND.*—The land referred to in
6 subsection (a) consists of the approximately 13 acres of land
7 generally depicted as “Tahoe Rim Trail North Parcel” on
8 the Map.

9 **SEC. 113. CONVEYANCE TO DOUGLAS COUNTY, NEVADA.**

10 (a) *DEFINITION OF FEDERAL LAND.*—In this section,
11 the term “Federal land” means the approximately 7,777
12 acres of Federal land located in the County that is identi-
13 fied as “Douglas County Land Conveyances” on the Map.

14 (b) *AUTHORIZATION OF CONVEYANCE.*—Subject to
15 valid existing rights and notwithstanding the land use
16 planning requirements of section 202 of the Federal Land
17 Policy and Management Act of 1976 (43 U.S.C. 1712),
18 upon receipt of a request from the County for the convey-
19 ance of the Federal land, the Secretary concerned shall con-
20 vey to the County, without consideration, all right, title,
21 and interest of the United States in and to the Federal land.

22 (c) *COSTS.*—Any costs relating to the conveyance au-
23 thorized under subsection (b), including, but not limited to
24 costs of surveys, appraisal, environmental response and res-

1 *toration, and administrative costs including closing shall*
2 *be paid by the County.*

3 *(d) USE OF FEDERAL LAND.—*

4 *(1) IN GENERAL.—The Federal land conveyed*
5 *under subsection (b)—*

6 *(A) may be used by the County for flood*
7 *control, recreation, or any other public purpose*
8 *consistent with the Act of June 14, 1926 (com-*
9 *monly known as the “Recreation and Public*
10 *Purposes Act”) (43 U.S.C. 869 et seq.); and*

11 *(B) shall not be disposed of by the County.*

12 *(2) REVERSION.—If the Federal land conveyed*
13 *under subsection (b) is used in a manner inconsistent*
14 *with paragraph (1), the Federal land shall, at the dis-*
15 *cretion of the Secretary concerned, revert to the*
16 *United States.*

17 *(e) ENVIRONMENTAL RESPONSE AND RESTORATION.—*

18 *For purposes of the conveyance under subsection (a), the*
19 *Secretary of Agriculture—*

20 *(1) shall meet disclosure requirements for haz-*
21 *ardous substances, pollutants, or contaminants under*
22 *section 120(h) of the Comprehensive Environmental*
23 *Response, Compensation, and Liability Act of 1980*
24 *(42 U.S.C. 9620(h));*

1 (2) shall not otherwise be required to remediate
2 or abate those hazardous substances, pollutants, or
3 contaminants;

4 (3) shall not otherwise be required to remediate
5 or abate the presence of solid and hazardous waste
6 and materials which may be required by applicable
7 Federal, State, and local environmental laws and reg-
8 ulations; and

9 (4) shall not otherwise be required to remove any
10 improvements from the land conveyed.

11 (f) *EASEMENTS.*—As a condition of conveyance of the
12 land conveyed under subsection (b), access easements for
13 roads and trails shall be reserved in the deed at the discre-
14 tion of the Secretary of Agriculture.

15 (g) *SURVEY.*—The exact acreage and legal description
16 of the land to be conveyed shall be determined by a survey
17 satisfactory to the Secretary of Agriculture.

18 (h) *MINOR ERRORS.*—The Secretary in consultation
19 with the Douglas County may, make minor boundary ad-
20 justments to the parcels of Federal land to be conveyed
21 under subsection (b) and correct any minor errors in the
22 map, acreage estimate, or legal description.

23 (i) *ACQUISITION OF FEDERAL LANDS.*—

24 (1) *REQUEST.*—The County may submit to the
25 Secretary concerned a request to acquire the land con-

1 *veyed under this section as long as the uses are con-*
2 *sistent with subsection (d)(1).*

3 (2) *APPRAISAL.—*

4 (A) *IN GENERAL.—*Upon receipt of a re-
5 *quest under paragraph (1), the Secretary con-*
6 *cerned shall complete an appraisal of the Federal*
7 *land requested by the County.*

8 (B) *REQUIREMENT.—*The appraisal under
9 *subparagraph (A) shall be completed in accord-*
10 *ance with the Federal Land Policy and Manage-*
11 *ment Act of 1976 (43 U.S.C. 1701 et seq.) and—*

12 (i) *the Uniform Appraisal Standards*
13 *for Federal Land Acquisitions; and*

14 (ii) *the Uniform Standards of Profes-*
15 *sional Appraisal Practice.*

16 (3) *CONVEYANCE REQUIRED.—*

17 (A) *IN GENERAL.—*If, by the date that is 1
18 *year after the date of completion of the appraisal*
19 *under paragraph (2), the County submits to the*
20 *Secretary concerned an offer to acquire the land*
21 *without a reversionary interest requested under*
22 *paragraph (1), the Secretary concerned, shall*
23 *convey to the County that land with consider-*
24 *ation.*

1 (B) *CONSIDERATION.*—As consideration for
2 the land conveyed under subparagraph (A), the
3 County shall pay to the Secretary concerned an
4 amount equal to the appraised value of the land,
5 as determined under paragraph (2).

6 (C) *COSTS OF CONVEYANCE.*—Any costs re-
7 lating to the conveyance under subparagraph
8 (A), including any costs for surveys and other
9 administrative costs, shall be paid by the Coun-
10 ty.

11 (4) *DISPOSITION OF PROCEEDS.*—Any amounts
12 collected under this subsection shall be disposed of in
13 accordance with section 114(m) of this title.

14 (j) *REVOCAION OF ORDERS.*—Any public land order
15 that withdraws any of the land described in subsection (a)
16 from appropriation or disposal under a public land law
17 shall be revoked to the extent necessary to permit disposal
18 of that land.

19 **SEC. 114. SALE OF CERTAIN FEDERAL LAND.**

20 (a) *IN GENERAL.*—Notwithstanding sections 202 and
21 203 of the Federal Land Policy and Management Act of
22 1976 (43 U.S.C. 1712, 1713), the Secretary concerned shall,
23 in accordance with the other provisions of that Act and any
24 other applicable law, and subject to valid existing rights,
25 conduct one or more sales of the Federal land including

1 *mineral rights described in subsection (b) to qualified bid-*
2 *ders.*

3 (b) *DESCRIPTION OF LAND.*—*The Federal land re-*
4 *ferred to in subsection (a) consists of—*

5 (1) *the approximately 31.5 acres of public land*
6 *generally depicted as “Lands for Disposal” on the*
7 *Map; and*

8 (2) *not more than 10,000 acres of land in the*
9 *County that—*

10 (A) *is not segregated or withdrawn on or*
11 *after the date of the enactment of this Act, unless*
12 *the land is withdrawn in accordance with sub-*
13 *section (g); and*

14 (B) *is identified for disposal by the Sec-*
15 *retary concerned through—*

16 (i) *the Carson City Consolidated Re-*
17 *source Management Plan; or*

18 (ii) *any subsequent amendment to the*
19 *management plan that is undertaken with*
20 *full public involvement.*

21 (c) *JOINT SELECTION REQUIRED.*—*The Secretary con-*
22 *cerned and the unit of local government in whose jurisdic-*
23 *tion lands referred to in subsection (b)(2) are located shall*
24 *jointly select which parcels of the Federal land described*
25 *in subsection (b)(2) to offer for sale under subsection (a).*

1 (d) *COMPLIANCE WITH LOCAL PLANNING AND ZONING*
2 *LAWS.*—*Before carrying out a sale of Federal land under*
3 *subsection (a), the County shall submit to the Secretary con-*
4 *cerned a certification that qualified bidders have agreed to*
5 *comply with—*

6 (1) *County zoning ordinances; and*

7 (2) *any master plan for the area approved by the*
8 *County.*

9 (e) *SURVEY.*—*The exact acreage and legal description*
10 *of the land to be conveyed shall be determined by a survey*
11 *satisfactory to the Secretary concerned.*

12 (f) *MINOR ERRORS.*—*The Secretary in consultation*
13 *with the County may, make minor boundary adjustments*
14 *to the parcels of Federal land to be conveyed under sub-*
15 *section (b) and correct any minor errors in the map, acre-*
16 *age estimate, or legal description.*

17 (g) *EASEMENTS.*—*As a condition of conveyance of the*
18 *land conveyed under subsection (b), access easements for*
19 *roads and trails shall be reserved in the deed at the discre-*
20 *tion of the Secretary of Agriculture.*

21 (h) *ENVIRONMENTAL RESPONSE AND RESTORATION.*—
22 *For purposes of the conveyance under subsection (a), the*
23 *Secretary concerned—*

24 (1) *shall meet disclosure requirements for haz-*
25 *ardous substances, pollutants, or contaminants under*

1 *section 120(h) of the Comprehensive Environmental*
2 *Response, Compensation, and Liability Act of 1980*
3 *(42 U.S.C. 9620(h));*

4 *(2) shall not otherwise be required to remediate*
5 *or abate those hazardous substances, pollutants, or*
6 *contaminants;*

7 *(3) shall not otherwise be required to remediate*
8 *or abate the presence of solid and hazardous waste*
9 *and materials which may be required by applicable*
10 *Federal, State, and local environmental laws and reg-*
11 *ulations; and*

12 *(4) shall not otherwise be required to remove any*
13 *improvements from the land conveyed.*

14 *(i) ADDITIONAL TERMS AND CONDITIONS.—With re-*
15 *spect to the conveyance under this section, the Secretary of*
16 *Agriculture may require such additional terms and condi-*
17 *tions as the Secretary determines to be appropriate to pro-*
18 *tect the interests of the United States.*

19 *(j) METHOD OF SALE.—The sale of Federal land under*
20 *subsection (a) shall be—*

21 *(1) sold through a competitive bidding process,*
22 *unless otherwise determined by the Secretary con-*
23 *cerned; and*

24 *(2) for not less than fair market value.*

1 (k) *RECREATION AND PUBLIC PURPOSES ACT CONVEY-*
2 *ANCES.*—

3 (1) *IN GENERAL.*—Not later than 30 days before
4 any land described in subsection (b) is offered for sale
5 under subsection (a), the State or County may elect
6 to obtain the land eligible for disposal in subsection
7 (b) for public purposes in accordance with the Act of
8 June 14, 1926 (commonly known as the “Recreation
9 and Public Purposes Act”) (43 U.S.C. 869 et seq.).

10 (2) *RETENTION.*—Pursuant to an election made
11 under paragraph (1), the Secretary of the Interior
12 shall retain the elected land for conveyance to the
13 State or County in accordance with the Act of June
14 14, 1926 (commonly known as the “Recreation and
15 Public Purposes Act”) (43 U.S.C. 869 et seq.).

16 (3) *REVERSION.*—If the Federal land conveyed to
17 the State or County under paragraph (1) is used in
18 a manner inconsistent with the Act of June 14, 1926,
19 the Federal land shall, at the discretion of the Sec-
20 retary of the Interior, revert to the United States.

21 (l) *WITHDRAWAL.*—

22 (1) *IN GENERAL.*—Subject to valid existing
23 rights and except as provided in paragraph (2), the
24 Federal land described in subsection (b) is withdrawn
25 from—

1 (A) all forms of entry, appropriation, or
2 disposal under the public land laws;

3 (B) location, entry, and patent under the
4 mining laws; and

5 (C) disposition under all laws relating to
6 mineral and geothermal leasing or mineral ma-
7 terials.

8 (2) *TERMINATION.*—The withdrawal under para-
9 graph (1) shall be terminated—

10 (A) on the date of sale or conveyance of title
11 to the land including mineral rights described in
12 subsection (b) pursuant to this title; or

13 (B) with respect to any land described in
14 subsection (b) that is not sold or exchanged, not
15 later than 2 years after the date on which the
16 land was offered for sale under this title.

17 (3) *EXCEPTION.*—Paragraph (1)(A) shall not
18 apply to a sale made consistent with this section or
19 an election by the County or the State to obtain the
20 land described in subsection (b) for public purposes
21 under the Act of June 14, 1926 (commonly known as
22 the “Recreation and Public Purposes Act”) (43
23 U.S.C. 869 *et seq.*).

24 (m) *DEADLINE FOR SALE.*—

1 (1) *IN GENERAL.*—*Except as provided in para-*
2 *graph (2), not later than 2 years after the date of the*
3 *enactment of this Act, if there is a qualified bidder(s)*
4 *for the land described in subsection (b), the Secretary*
5 *concerned shall offer the land for sale to the highest*
6 *qualified bidder.*

7 (2) *POSTPONEMENT; EXCLUSION FROM SALE.*—
8 *At the request of the County, the Secretary concerned*
9 *may temporarily postpone or exclude from the sale*
10 *under paragraph (1) all or a portion of the land de-*
11 *scribed in subsection (b).*

12 (n) *DISPOSITION OF PROCEEDS.*—*Of the proceeds from*
13 *the sale under this section—*

14 (1) *5 percent shall be disbursed to the State for*
15 *use by the State for general education programs of the*
16 *State;*

17 (2) *10 percent shall be disbursed to the County*
18 *for use by the County for general budgeting purposes;*
19 *and*

20 (3) *85 percent shall be deposited in a special ac-*
21 *count in the Treasury of the United States, to be*
22 *known as the “Douglas County Special Account”,*
23 *which shall be available to the Secretary concerned*
24 *without further appropriation and without fiscal year*
25 *limitations—*

1 (A) to reimburse costs incurred by the Sec-
2 retary concerned in preparing for the sale of the
3 land described in subsection (b), including, but
4 not limited to costs of surveys, appraisal, envi-
5 ronmental response and restoration, and admin-
6 istrative costs including closing fees—

7 (i) the costs of surveys and appraisals;

8 and

9 (ii) the costs of compliance with the
10 National Environmental Policy Act of 1969
11 (42 U.S.C. 4321 et seq.) and sections 202
12 and 203 of the Federal Land Policy and
13 Management Act of 1976 (43 U.S.C. 1712,
14 1713);

15 (B) to reimburse costs incurred by the Bu-
16 reau of Land Management and the Forest Serv-
17 ice in preparing for and carrying out the trans-
18 fers of land to be held in trust by the United
19 States under title II; and

20 (C) to acquire environmentally sensitive
21 land or an interest in environmentally sensitive
22 land in the County—

23 (i) pursuant to the Douglas County
24 Open Space and Agricultural Lands Preser-
25 vation Implementation Plan, or any subse-

1 *quent amendment to the plan that is under-*
2 *taken with full public involvement; and*
3 *(ii) for flood control purposes.*

4 *(o) REVOCATION OF ORDERS.—Any public land order*
5 *that withdraws any of the land described in subsection (b)*
6 *from appropriation or disposal under a public land law*
7 *shall be revoked to the extent necessary to permit disposal*
8 *of that land.*

9 **SEC. 115. OPEN SPACE RECREATION AREA.**

10 *(a) AUTHORIZATION OF CONVEYANCE.—Not later than*
11 *180 days after the date on which the Secretary of Agri-*
12 *culture receives a request from the County, the Secretary*
13 *shall convey to the County, without consideration, all right,*
14 *title, and interest of the United States in and to the Federal*
15 *land to be used for recreation purposes.*

16 *(b) DESCRIPTION OF LAND.—The land referred to in*
17 *subsection (a) consists of approximately 1,084 acres of land*
18 *as depicted as “Open Space Recreation Area” on the Map.*

19 *(c) COSTS.—Any costs relating to the conveyance au-*
20 *thorized under subsection (b), including, but not limited to*
21 *costs of surveys, appraisal, environmental response and res-*
22 *toration, and administrative costs including closing shall*
23 *be paid by the County.*

1 (d) *USE OF FEDERAL LAND.*—*The Federal land con-*
2 *veyed under subsection (a) shall not be disposed of by the*
3 *County.*

4 (e) *SURVEY.*—*The exact acreage and legal description*
5 *of the land to be conveyed shall be determined by a survey*
6 *satisfactory to the Secretary concerned.*

7 (f) *MINOR ERRORS.*—*The Secretary in consultation*
8 *with the County may, make minor boundary adjustments*
9 *to the parcels of Federal land to be conveyed under sub-*
10 *section (b) and correct any minor errors in the map, acre-*
11 *age estimate, or legal description.*

12 (g) *EASEMENTS.*—*As a condition of conveyance of the*
13 *land conveyed under subsection (b), access easements for*
14 *roads and trails shall be reserved in the deed at the discre-*
15 *tion of the Secretary of Agriculture.*

16 (h) *ADDITIONAL TERMS AND CONDITIONS.*—*With re-*
17 *spect to the conveyance under this section, the Secretary of*
18 *Agriculture may require such additional terms and condi-*
19 *tions as the Secretary determines to be appropriate to pro-*
20 *tect the interests of the United States.*

21 (i) *ENVIRONMENTAL RESPONSE AND RESTORATION.*—
22 *For purposes of the conveyance under subsection (a), the*
23 *Secretary concerned—*

24 (1) *shall meet disclosure requirements for haz-*
25 *ardous substances, pollutants, or contaminants under*

1 *section 120(h) of the Comprehensive Environmental*
2 *Response, Compensation, and Liability Act of 1980*
3 *(42 U.S.C. 9620(h));*

4 *(2) shall not otherwise be required to remediate*
5 *or abate those hazardous substances, pollutants, or*
6 *contaminants;*

7 *(3) shall not otherwise be required to remediate*
8 *or abate the presence of solid and hazardous waste*
9 *and materials which may be required by applicable*
10 *Federal, State, and local environmental laws and reg-*
11 *ulations; and*

12 *(4) shall not otherwise be required to remove any*
13 *improvements from the land conveyed.*

14 *(j) REVERSION.—If the Federal land conveyed under*
15 *subsection (a) is used in a manner inconsistent with this*
16 *section, the Federal land shall, at the discretion of the Sec-*
17 *retary concerned, revert to the United States.*

18 ***Subtitle B—Tribal Cultural***

19 ***Resources***

20 ***SEC. 121. TRANSFER OF LAND TO BE HELD IN TRUST FOR*** 21 ***TRIBE.***

22 *(a) IN GENERAL.—Subject to valid existing rights, all*
23 *right, title, and interest of the United States in and to the*
24 *land described in subsection (b)—*

1 (1) *is transferred to the Department of the Inte-*
2 *rior;*

3 (2) *shall be held in trust by the United States for*
4 *the benefit of the Tribe; and*

5 (3) *shall be part of the reservation of the Tribe.*

6 (b) *DESCRIPTION OF LAND.—The land referred to in*
7 *subsection (a) consists of—*

8 (1) *approximately 2,669 acres of Federal land*
9 *generally depicted as “Washoe Tribe Conveyances” on*
10 *the Map; and*

11 (2) *any land administered on the date of the en-*
12 *actment of this Act by the Bureau of Land Manage-*
13 *ment or the Forest Service and generally depicted as*
14 *“Section 5 lands”.*

15 (c) *LIMITED AUTHORITY TO TRANSFER FOREST SERV-*
16 *ICE LAND.—The Secretary of Agriculture shall have the au-*
17 *thority to administratively transfer Forest Service lands de-*
18 *scribed in subsection (b) to the Department of the Interior*
19 *to be held in trust for the benefit of the Tribe.*

20 (d) *SURVEY.—As soon as practicable after the date of*
21 *the enactment of this Act, the Secretary of the Interior shall*
22 *complete a cadastral survey and accompanying legal de-*
23 *scription to establish the boundaries of the land taken into*
24 *trust under subsection (a).*

1 (e) *FEDERAL REGISTER PUBLICATION.*—On the com-
2 *pletion of the surveys under subsection (a), the Secretary*
3 *of the Interior shall publish in the Federal Register a legal*
4 *description of the lands taken into trust and made a part*
5 *of the reservation under this section.*

6 (f) *USE OF TRUST LAND.*—

7 (1) *GAMING.*—Land taken into trust under this
8 *section shall not be eligible, or considered to have been*
9 *taken into trust, for class II gaming or class III gam-*
10 *ing (as defined in section 4 of the Indian Gaming*
11 *Regulatory Act (25 U.S.C. 2703)).*

12 (2) *THINNING; LANDSCAPE RESTORATION.*—

13 (A) *IN GENERAL.*—The Secretary of the In-
14 *terior, in consultation and coordination with the*
15 *Tribe, may carry out any fuel reduction and*
16 *other landscape restoration activities on the land*
17 *taken into trust under subsection (a), including*
18 *restoration of threatened and endangered species*
19 *habitat, that are beneficial to the Tribe and the*
20 *Bureau of Land Management.*

21 (B) *CONSERVATION BENEFITS.*—Activities
22 *carried out under subparagraph (A) include ac-*
23 *tivities that provide conservation benefits to a*
24 *species—*

1 (i) that is not listed as endangered or
2 threatened under section 4(c) of the Endan-
3 gered Species Act of 1973 (16 U.S.C.
4 1533(c)); but

5 (ii) is—

6 (I) listed by a State as a threat-
7 ened or endangered species;

8 (II) a species of concern or special
9 status species; or

10 (III) a candidate for a listing as
11 an endangered or threatened species
12 under the Endangered Species Act of
13 1973 (16 U.S.C. 1531 et seq.).

14 (g) *WATER RIGHTS*.—Nothing in this section affects
15 the allocation, ownership, interest, or control, as in exist-
16 ence on the date of the enactment of this Act, of any water,
17 water right, or any other valid existing right held by the
18 United States, an Indian Tribe, a State, or a person.

19 ***Subtitle C—Convey Forest Service***
20 ***Land for Public Purposes***

21 ***SEC. 131. AUTHORITY OF FOREST SERVICE TO CONVEY TO***
22 ***STATE OR COUNTY FOR PUBLIC PURPOSES.***

23 (a) *IN GENERAL*.—Consistent with section 3(b) of Pub-
24 lic Law 96–586 (commonly known as the “Santini-Burton
25 Act”; 94 Stat. 3381), and subject to valid existing rights,

1 *on receipt of a request by the State or County and subject*
2 *to such terms and conditions as are satisfactory to the Sec-*
3 *retary of Agriculture, the Secretary may convey the Forest*
4 *Service land or interests in Forest Service land described*
5 *in subsection (b) to the State or County, without consider-*
6 *ation, to protect the environmental quality and public rec-*
7 *reational use of the conveyed Forest Service land and man-*
8 *age consistent with Public Law 96–586 (commonly known*
9 *as the “Santini-Burton Act” 94 Stat. 3381).*

10 *(b) DESCRIPTION OF LAND.—The land referred to in*
11 *subsection (a) is any Forest Service land that is located*
12 *within the boundaries of the area acquired under Public*
13 *Law 96–586 (commonly known as the “Santini-Burton*
14 *Act”;* 94 Stat. 3381) *that is—*

15 *(1) unsuitable for Forest Service administration;*

16 *and*

17 *(2) necessary for a public purpose.*

18 *(c) USE OF LAND.—A parcel of land conveyed pursu-*
19 *ant to subsection (a) shall—*

20 *(1) be managed by the State or County, as ap-*
21 *plicable—*

22 *(A) to maintain undeveloped open space*
23 *and to preserve the natural characteristics of the*
24 *transferred land in perpetuity; and*

1 (B) to protect and enhance water quality,
2 stream environment zones, and important wild-
3 life habitat; and

4 (2) be used by the State or County, as applica-
5 ble, for recreation or other public purposes including
6 trails, trailheads, fuel reduction, flood control, and
7 other infrastructure consistent with Public Law 96-
8 586 (commonly known as the “Santini-Burton Act”;
9 94 Stat. 3381).

10 (d) REVERSION.—If a parcel of land transferred under
11 subsection (a) is used in a manner that is inconsistent with
12 subsection (c) or Public Law 96–586, the parcel of land
13 shall, at the discretion of the Secretary of Agriculture, revert
14 to the United States.

15 **SEC. 132. SPECIAL USE AUTHORIZATIONS FOR RECREATION**
16 **AND OTHER PURPOSES.**

17 (a) ISSUANCE OF SPECIAL USE AUTHORIZATIONS.—
18 To the extent practicable, not later than one year after the
19 date on which the Secretary of Agriculture receives a pro-
20 posal and an application from the County or unit of local
21 government for the use of the Federal land covered by sub-
22 section (b), the Secretary of Agriculture, in accordance with
23 all applicable law shall—

1 (1) process the County’s or other unit of local
2 government’s proposal and application for a special
3 use permit for recreation or other purposes; and

4 (2) if the proposal is accepted and the applica-
5 tion is granted, authorize a permit consistent with
6 applicable law longer for the use of those lands.

7 (b) *DESCRIPTION OF LAND.*—Subsection (a) applies to
8 approximately 188 acres of Federal land located in the
9 County that is identified as “Directed Special Use Permit”
10 on the Map.

11 (c) *TERMS AND CONDITIONS.*—With respect to any
12 special use authorization issued under subsection (a), the
13 Secretary of Agriculture may require such terms and condi-
14 tions as the Secretary determines to be appropriate to pro-
15 tect the interests of the United States and to ensure compli-
16 ance with applicable laws, regulations, and agency direc-
17 tives.

18 **TITLE II—INCLINE VILLAGE FIRE**
19 **PROTECTION**

20 **SEC. 201. PURPOSE.**

21 The purpose of this title is to improve hazardous fuels
22 management and enhance public recreation through the
23 conveyance of Federal land to Incline Village General Im-
24 provement District in Nevada for public purposes.

1 **SEC. 202. DEFINITIONS.**

2 *In this title:*

3 (1) *SECRETARY.*—*The term “Secretary” means*
4 *the Secretary of Agriculture.*

5 (2) *DISTRICT.*—*The term “District” means the*
6 *Incline Village General Improvement District in the*
7 *State of Nevada.*

8 **SEC. 203. LAND CONVEYANCES FOR PUBLIC PURPOSES.**

9 (a) *AUTHORIZATION OF CONVEYANCE.*—*In consider-*
10 *ation of the District assuming from the United States all*
11 *liability for administration, care and maintenance, within*
12 *365 days after the effective date of this title, the Secretary*
13 *shall convey to the District all right, title, and interest of*
14 *the United States in and to the parcels of Federal land de-*
15 *scribed in subsection (b) for public uses including fire risk*
16 *reduction activities, public recreation, and any other public*
17 *purpose consistent with Public Law 96–586 (commonly*
18 *known as the “Santini-Burton Act”; 94 Stat. 3381).*

19 (b) *DESCRIPTION OF FEDERAL LAND.*—*The Federal*
20 *land referred to in subsection (a) is depicted on the map*
21 *entitled “Incline Village Fire Protection Act Map” and*
22 *dated November 12, 2024.*

23 (c) *COSTS.*—*Any costs relating to the conveyance au-*
24 *thorized under subsection (c), including, but not limited to*
25 *costs of surveys, appraisal, environmental response and res-*

1 *toration, and administrative costs including closing fees,*
2 *shall be paid by the District.*

3 *(d) PAYMENT OF FAIR MARKET VALUE.—As consider-*
4 *ation for the conveyance of the Federal land described in*
5 *subsection (b), the District shall pay to the Secretary an*
6 *amount equal to the fair market value of the covered land,*
7 *as determined—*

8 *(1) in accordance with the Federal Land Policy*
9 *and Management Act of 1976 (43 U.S.C. 1701 et*
10 *seq.); and*

11 *(2) based on an appraisal that is conducted in*
12 *accordance with—*

13 *(A) the Uniform Appraisal Standards for*
14 *Federal Land Acquisitions; and*

15 *(B) the Uniform Standards of Professional*
16 *Appraisal Practice.*

17 *(e) ENVIRONMENTAL RESPONSE AND RESTORATION.—*
18 *For purposes of the conveyance under subsection (a), the*
19 *Secretary of Agriculture—*

20 *(1) shall meet disclosure requirements for haz-*
21 *ardous substances, pollutants, or contaminants under*
22 *section 120(h) of the Comprehensive Environmental*
23 *Response, Compensation, and Liability Act of 1980*
24 *(42 U.S.C. 9620(h));*

1 (2) shall not otherwise be required to remediate
2 or abate those hazardous substances, pollutants, or
3 contaminants;

4 (3) shall not otherwise be required to remediate
5 or abate the presence of solid and hazardous waste
6 and materials which may be required by applicable
7 Federal, State, and local environmental laws and reg-
8 ulations; and

9 (4) shall not otherwise be required to remove any
10 improvements from the land conveyed.

11 (f) *EASEMENTS*.—As a condition of conveyance of the
12 land conveyed under subsection (a), access easements for
13 roads and trails shall be reserved in the deed at the discre-
14 tion of the Secretary of Agriculture.

15 (g) *SURVEY*.—The exact acreage and legal description
16 of the land to be conveyed shall be determined by a survey
17 satisfactory to the Secretary of Agriculture.

18 (h) *MINOR ERRORS*.—The Secretary in consultation
19 with the City of Reno may, make minor boundary adjust-
20 ments to the parcels of Federal land to be conveyed under
21 subsection (a) and correct any minor errors in the map,
22 acreage estimate, or legal description.

23 (i) *ADDITIONAL TERMS AND CONDITIONS*.—With re-
24 spect to the conveyance under subsection (a), the Secretary
25 of Agriculture may require such additional terms and con-

1 *ditions as the Secretary determines to be appropriate to*
2 *protect the interests of the United States.*

3 **TITLE III—NORTHERN NEVADA**
4 **FLOOD PROTECTION AND**
5 **MANAGEMENT**

6 **SEC. 301. PURPOSE.**

7 *This purpose of this title is to convey certain Federal*
8 *land along the Truckee River in Nevada to the Truckee*
9 *River Flood Management Authority for the purpose of envi-*
10 *ronmental restoration and flood control management.*

11 **SEC. 302. DEFINITIONS.**

12 *In this title:*

13 (1) *SECRETARY.*—*The term “Secretary” means*
14 *the Secretary of the Interior, including the Bureau of*
15 *Land Management and the Bureau of Reclamation.*

16 (2) *TRFMA.*—*The term “TRFMA” means the*
17 *Truckee River Flood Management Authority in the*
18 *State of Nevada.*

19 **SEC. 303. LAND CONVEYANCES FOR FLOOD PROTECTION.**

20 (a) *AUTHORIZATION OF CONVEYANCE.*—*At the request*
21 *of the TRFMA, the Secretary shall convey to the TRFMA*
22 *without consideration all right, title, and interest of the*
23 *United States in and to the parcels of Federal land de-*
24 *scribed in subsection (b) for the purposes of flood attenu-*
25 *ation, riparian restoration, and protection along the Truck-*

1 *ee River in Nevada. Upon conveyance, TRFMA shall co-*
2 *ordinate with the Bureau of Reclamation and with Storey*
3 *County, as needed, in order to provide easements at no cost*
4 *for access and use to necessary infrastructure located imme-*
5 *diately south of the Truckee River and Interstate 80.*

6 (b) *DESCRIPTION OF FEDERAL LAND.—The Federal*
7 *land referred to in subsection (a) is depicted as “flood con-*
8 *trol conveyances” on the map entitled “Northern Nevada*
9 *Economic Development and Conservation Act – Conveyance*
10 *to the Truckee River Flood Management Authority” and*
11 *dated September 20, 2024.*

12 (c) *COSTS.—Any costs relating to the conveyance au-*
13 *thorized under subsection (c), including any costs for sur-*
14 *veys and other administrative costs, shall be paid by the*
15 *TRFMA.*

16 (d) *REVERSION.—If the land conveyed under sub-*
17 *section (a) is used in a manner inconsistent with subsection*
18 *(a), the Federal land shall, at the discretion of the Sec-*
19 *retary, revert to the United States.*

20 ***TITLE IV—CARSON CITY PUBLIC***
21 ***LANDS CORRECTION***

22 ***SEC. 401. DEFINITIONS.***

23 (a) *SECRETARY.—The term “Secretary” means—*

24 (1) *the Secretary of Agriculture with respect to*
25 *land in the National Forest System; and*

1 (2) *the Secretary of the Interior with respect to*
2 *other Federal land.*

3 (b) *CITY.*—*The term “City” means Carson City, Ne-*
4 *vada.*

5 (c) *CARSON CITY FEDERAL LAND COLLABORATION*
6 *COMMITTEE.*—*The term “Carson City Federal Land Col-*
7 *laboration Committee” means a committee comprised of—*

8 (1) *the City Manager;*

9 (2) *a designee of the City Manager; and*

10 (3) *not more than 3 members appointed by the*
11 *Carson City Board of Supervisors to represent areas*
12 *of Carson City’s government, including the Parks,*
13 *Recreation, and Open Space Department, the Com-*
14 *munity Development Department, Property Manage-*
15 *ment.*

16 **SEC. 402. LAND CONVEYANCES.**

17 (a) *CONVEYANCE.*—*Subject to valid existing rights and*
18 *notwithstanding the land use planning requirements of sec-*
19 *tion 202 of the Federal Land Policy and Management Act*
20 *of 1976 (43 U.S.C. 1712), the Secretary shall convey to the*
21 *City all right, title, and interest of the United States in*
22 *and to the land described in subsection (b).*

23 (b) *DESCRIPTION OF LAND.*—*The land referred to in*
24 *subsection (a) is the approximately 258 acres depicted as*

1 “Lands to Acquire” on the map entitled “Carson City
2 OPLMA Lands” and September 20, 2024.

3 (c) COSTS.—Any costs relating to the conveyance
4 under subsection (a), including costs of surveys and admin-
5 istrative costs, shall be paid by the City.

6 (d) PAYMENT OF FAIR MARKET VALUE.—As consider-
7 ation for the conveyance of the covered land under sub-
8 section (a), Carson City shall pay to the Secretary an
9 amount equal to the fair market value of the covered land,
10 as determined—

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) SALE OR LEASE OF LAND TO THIRD PARTIES.—
21 The City may enter into an agreement to sell, lease, or oth-
22 erwise convey all or part of the land described in subsection
23 (b).

1 (f) *CONDITIONS.*—*The City shall sell the land at fair*
2 *market value, and proceeds will be deposited in the account*
3 *as described in section 407 of this title.*

4 **SEC. 403. CARSON CITY STREET CONNECTOR CONVEYANCE.**

5 (a) *AUTHORIZATION OF CONVEYANCE.*—*The Secretary*
6 *concerned shall convey to Carson City all right, title, and*
7 *interest of the United States in and to the parcels of Federal*
8 *land described in subsection (c) for expansion of roadway.*

9 (b) *REQUIREMENTS.*—

10 (1) *IN GENERAL.*—*The conveyance of the covered*
11 *land under this section shall be subject to valid exist-*
12 *ing rights.*

13 (2) *PAYMENT OF FAIR MARKET VALUE.*—*As con-*
14 *sideration for the conveyance of the covered land*
15 *under this section, Carson City shall pay to the Sec-*
16 *retary an amount equal to the fair market value of*
17 *the covered land, as determined—*

18 (A) *in accordance with the Federal Land*
19 *Policy and Management Act of 1976 (43 U.S.C.*
20 *1701 et seq.); and*

21 (B) *based on an appraisal that is conducted*
22 *in accordance with—*

23 (i) *the Uniform Appraisal Standards*
24 *for Federal Land Acquisitions; and*

1 (ii) *the Uniform Standards of Profes-*
2 *sional Appraisal Practice.*

3 (c) *DESCRIPTION OF FEDERAL LAND.—The Federal*
4 *land referred to in subsection (a) is depicted as “Proposed*
5 *Land Transfer” on the map entitled “Carson City OPLMA*
6 *Lands” and dated February 28, 2019.*

7 (d) *COSTS.—Any costs relating to the conveyance au-*
8 *thorized under subsection (a), including, but not limited to*
9 *costs of surveys, appraisal, environmental response and res-*
10 *toration, and administrative costs including closing fees,*
11 *shall be paid by the City.*

12 (e) *PUBLIC SAFETY CONDITION.—Within 90 days of*
13 *the conveyance authorized under subsection (a), Carson*
14 *City, in consultation with the Secretary, shall construct a*
15 *crosswalk across South Curry Street to allow for continued*
16 *access to the United States Forest Service Carson Ranger*
17 *District Office.*

18 (f) *ENVIRONMENTAL RESPONSE AND RESTORATION.—*
19 *For purposes of the conveyance under subsection (a), the*
20 *Secretary of Agriculture—*

21 (1) *shall meet disclosure requirements for haz-*
22 *ardous substances, pollutants, or contaminants under*
23 *section 120(h) of the Comprehensive Environmental*
24 *Response, Compensation, and Liability Act of 1980*
25 *(42 U.S.C. 9620(h));*

1 (2) shall not otherwise be required to remediate
2 or abate those hazardous substances, pollutants, or
3 contaminants;

4 (3) shall not otherwise be required to remediate
5 or abate the presence of solid and hazardous waste
6 and materials which may be required by applicable
7 Federal, State, and local environmental laws and reg-
8 ulations; and

9 (4) shall not otherwise be required to remove any
10 improvements from the land conveyed.

11 (g) SURVEY.—The exact acreage and legal description
12 of the land to be conveyed shall be determined by a survey
13 satisfactory to the Secretary of Agriculture.

14 (h) MINOR ERRORS.—The Secretary and in consulta-
15 tion with Carson City may, make minor boundary adjust-
16 ments to the parcels of Federal land to be conveyed under
17 paragraph (1) and correct any minor errors in the map,
18 acreage estimate, or legal description.

19 (i) ADDITIONAL TERMS AND CONDITIONS.—With re-
20 spect to the conveyance under subsection (a), the Secretary
21 of Agriculture may require such additional terms and con-
22 ditions as the Secretary determines to be appropriate to
23 protect the interests of the United States.

1 **SEC. 404. AMENDMENT TO REVERSIONARY INTERESTS.**

2 (a) *SALE OR LEASE OF LAND TO THIRD PARTIES.*—
3 *Section 2601(b)(4) of Public Law 111–11 (123 Stat. 1111)*
4 *is amended by inserting after subparagraph (D), the fol-*
5 *lowing:*

6 “(E) *SALE OR LEASE OF LAND TO THIRD*
7 *PARTIES.*—*The City may enter into an agree-*
8 *ment to sell, lease, or otherwise convey all or*
9 *part of the land described in subparagraph (D)*
10 *to third parties for economic development, recre-*
11 *ation or other public purposes consistent with*
12 *the Act of June 14, 1926 (commonly known as*
13 *the ‘Recreation and Public Purposes Act’) (43*
14 *U.S.C. 869 et seq.).”.*

15 (b) *CONDITIONS.*—*The sale of any land under sub-*
16 *section (a) shall be for not less than fair market value, and*
17 *proceeds will be deposited in the account as described in*
18 *section 407 of this title.*

19 **SEC. 405. DISPOSAL OF FEDERAL LAND.**

20 (a) *DISPOSAL.*—*Subject to valid existing rights and*
21 *notwithstanding sections 202 and 203 of the Federal Land*
22 *Policy and Management Act of 1976 (43 U.S.C. 1712), the*
23 *Secretary shall conduct one or more sales of the land de-*
24 *scribed in subsection (b) to qualified bidders.*

25 (b) *DESCRIPTION OF LAND.*—*The land referred to in*
26 *subsection (a) is the approximately 28 acres depicted as*

1 *“Lands for BLM Disposal” on the map entitled “Carson*
2 *City OPLMA Lands” and dated September 20, 2024.*

3 (c) *COSTS.—Any costs relating to the disposal under*
4 *subsection (a), including costs of surveys and administra-*
5 *tive costs, shall be paid by the party entering into the dis-*
6 *posal agreement with the Bureau of Land Management for*
7 *the land described in subsection (b).*

8 (d) *CONDITIONS.—Upon disposal, the City shall re-*
9 *tain—*

10 (1) *a public utility easement concurrent with*
11 *Koontz Lane and Conti Drive, which provides*
12 *waterlines and access to the water tank immediately*
13 *east of the subject parcels; and*

14 (2) *an existing drainage easement for a future*
15 *detention basin located on APN 010–152–06 depicted*
16 *as “Lands for BLM Disposal” on the map entitled*
17 *“Carson City OPLMA Lands” and dated September*
18 *20, 2024.*

19 **SEC. 406. TRANSFER OF LAND TO THE UNITED STATES.**

20 (a) *CONVEYANCE.—Not later than 1 year after the date*
21 *of the enactment of this Act, the City shall convey all right*
22 *and title of the land described in subsection (b) to the Sec-*
23 *retary of the Interior.*

24 (b) *DESCRIPTION OF LAND.—The land referred to in*
25 *subsection (a) is the approximately 17 acres depicted as*

1 *“Lands for Disposal” on the map entitled “Carson City*
2 *OPLMA Lands” and dated September 20, 2024.*

3 *(c) DISPOSAL.—Subject to valid existing rights and*
4 *notwithstanding sections 202 and 203 of the Federal Land*
5 *Policy and Management Act of 1976 (43 U.S.C. 1712), the*
6 *Secretary shall conduct one or more sales of the land de-*
7 *scribed in subsection (b) to qualified bidders.*

8 *(d) COSTS.—*

9 *(1) COSTS RELATED TO DISPOSAL.—Any costs*
10 *relating to the disposal under subsection (c), includ-*
11 *ing costs of surveys and administrative costs, shall be*
12 *paid by the party entering into the disposal agree-*
13 *ment with the Bureau of Land Management for the*
14 *land described in subsection (b).*

15 *(2) COSTS RELATED TO CONVEYANCE.—Any costs*
16 *relating to the conveyance under subsection (a), in-*
17 *cluding costs of surveys and administrative costs,*
18 *shall be paid by the City.*

19 *(e) CONDITIONS.—Upon disposal, the City shall re-*
20 *tain—*

21 *(1) access and a public utility easement on APN*
22 *010–252–02 for operation and maintenance of a mu-*
23 *nicipal well; and*

24 *(2) a public right-of-way for Bennet Avenue.*

1 (f) *HAZARDOUS SUBSTANCES.*—*The costs of remedial*
2 *actions relating to hazardous substances on land acquired*
3 *by the United States under this section shall be paid by*
4 *those entities responsible for the costs under applicable law.*

5 **SEC. 407. DISPOSITION OF PROCEEDS.**

6 (a) *DISPOSITION OF PROCEEDS.*—*The proceeds from*
7 *the sale of land under sections 402, 403, 404, and 405 of*
8 *this title, and section 2601(e)(1)(B) of Public Law 111–*
9 *11 (123 Stat. 1111(e)(1)(B)) shall be deposited in a special*
10 *account in the Treasury of the United States, to be known*
11 *as the “Carson City Special Account”, which shall be avail-*
12 *able to the Secretary, without further appropriation and*
13 *without fiscal year limitation, for—*

14 (1) *the reimbursement of costs incurred by the*
15 *Secretary in preparing for the sale of the land de-*
16 *scribed in sections 402, 404, and 405 of this title, and*
17 *section 2601(e)(1)(B) of Public Law 111–11 (123*
18 *Stat. 1111(e)(1)(B)), including—*

19 (A) *the costs of surveys and appraisals; and*

20 (B) *the costs of compliance with the Na-*
21 *tional Environmental Policy Act of 1969 (42*
22 *U.S.C. 4321 et seq.) and sections 202 and 203 of*
23 *the Federal Land Policy and Management Act of*
24 *1976 (43 U.S.C. 1712, 1713);*

1 (2) *the reimbursement of costs incurred by the*
2 *City in preparing for the sale of the land described*
3 *in sections 402 and 404 of this title and section*
4 *2601(d) of Public Law 111–11 (123 Stat. 1111(d));*

5 (3) *the conduct of wildlife habitat conservation*
6 *and restoration projects, including projects that ben-*
7 *efit the greater sage-grouse in the City;*

8 (4) *the development and implementation of com-*
9 *prehensive, cost-effective, multijurisdictional haz-*
10 *ardous fuels reduction and wildfire prevention and*
11 *restoration projects in the City;*

12 (5) *the acquisition of environmentally sensitive*
13 *land or interest in environmentally sensitive land in*
14 *Carson City, Nevada;*

15 (6) *capital improvements administered by the*
16 *Bureau of Land Management and the Forest Service*
17 *in the City; and*

18 (7) *educational purposes specific to the City.*

19 (b) *INVESTMENT OF SPECIAL ACCOUNT.—Amounts de-*
20 *posited into the Carson City Special Account—*

21 (1) *shall earn interest in an amount determined*
22 *by the Secretary of the Treasury, based on the current*
23 *average market yield on outstanding marketable obli-*
24 *gations of the United States of comparable maturities;*
25 *and*

1 (2) *may be expended by the Secretary in accord-*
2 *ance with this section.*

3 (c) *MANAGEMENT OF SPECIAL ACCOUNT.—The man-*
4 *agement and procedures of the Carson City Special Account*
5 *shall be determined by an intergovernmental agreement be-*
6 *tween the City and the Department of the Interior’s Bureau*
7 *of Land Management.*

8 **SEC. 408. POSTPONEMENT; EXCLUSION FROM SALE.**

9 *Section 2601(d)(6) of Public Law 111–11 (123 Stat.*
10 *1113) is amended to read as follows:*

11 “(6) *DEADLINE FOR SALE.—Not later than 2*
12 *years after the date of the enactment of the Northern*
13 *Nevada Economic Development and Conservation Act*
14 *of 2024, if there is a qualified bidder(s) for the land*
15 *described in subparagraphs (A) and (B) of paragraph*
16 *(2), the Secretary of the Interior shall offer the land*
17 *for sale to the highest qualified bidder.”.*

18 **TITLE V—PERSHING COUNTY**
19 **ECONOMIC DEVELOPMENT**
20 **AND CONSERVATION**

21 **SEC. 501. SHORT TITLE.**

22 *This title may be cited as the “Pershing County Eco-*
23 *nomics Development and Conservation Act”.*

24 **SEC. 502. DEFINITIONS.**

25 *In this title:*

1 (1) *APPROPRIATE CONGRESSIONAL COMMIT-*
2 *TEES.—The term “appropriate congressional commit-*
3 *tees” means—*

4 (A) *the Committee on Natural Resources of*
5 *the House of Representatives; and*

6 (B) *the Committee on Energy and Natural*
7 *Resources of the Senate.*

8 (2) *COUNTY.—The term “County” means Per-*
9 *shing County, Nevada.*

10 (3) *ELIGIBLE LAND.—The term “eligible land”*
11 *means any land administered by the Director of the*
12 *Bureau of Land Management—*

13 (A) *that is within the area identified on the*
14 *Map as “Checkerboard Lands Resolution Area”*
15 *that is designated for disposal by the Secretary*
16 *through—*

17 (i) *the Winnemucca Consolidated Re-*
18 *source Management Plan; or*

19 (ii) *any subsequent amendment or re-*
20 *vision to the management plan that is un-*
21 *dertaken with full public involvement;*

22 (B) *as land identified on the Map as “Addi-*
23 *tional Lands Eligible for Disposal”; and*

24 (C) *that is not encumbered land.*

1 (4) *ENCUMBERED LAND.*—*The term “encumbered*
2 *land” means any land administered by the Director*
3 *of the Bureau of Land Management within the area*
4 *identified on the Map as “Checkerboard Lands Reso-*
5 *lution Area” that is encumbered by mining claims,*
6 *millsites, or tunnel sites.*

7 (5) *MAP.*—*The term “Map” means the map ti-*
8 *tled “Pershing County Checkerboard Lands Resolu-*
9 *tion” and dated July 8, 2024.*

10 (6) *QUALIFIED ENTITY.*—*The term “qualified en-*
11 *tity” means, with respect to a portion of encumbered*
12 *land—*

13 (A) *the owner of a mining claim, millsite,*
14 *or tunnel site located on a portion of the encum-*
15 *bered land on the date of the enactment of this*
16 *Act; and*

17 (B) *a successor in interest of an owner de-*
18 *scribed in subparagraph (A).*

19 (7) *SECRETARY.*—*The term “Secretary” means*
20 *the Secretary of the Interior.*

21 (8) *STATE.*—*The term “State” means the State*
22 *of Nevada.*

23 **SEC. 503. FINDINGS.**

24 *Congress finds that—*

1 (1) *since the passage of the Act of July 1, 1862*
2 *(12 Stat. 489, chapter 120; commonly known as the*
3 *“Pacific Railway Act of 1862”), under which rail-*
4 *road land grants along the Union Pacific Railroad*
5 *right-of-way created a checkerboard land pattern of*
6 *alternating public land and privately owned land,*
7 *management of the land in the checkerboard area has*
8 *been a constant source of frustration for the County*
9 *government, private landholders in the County, and*
10 *the Federal Government;*

11 (2) *management of Federal land in the checker-*
12 *board area has been costly and difficult for the Fed-*
13 *eral land management agencies, creating a disincent-*
14 *ive to manage the land effectively;*

15 (3) *parcels of land within the checkerboard area*
16 *in the County will not vary significantly in ap-*
17 *praised value by acre due to the similarity of highest*
18 *and best use in the County; and*

19 (4) *consolidation of appropriate land within the*
20 *checkerboard area through sales and exchanges for de-*
21 *velopment and Federal management will—*

22 (A) *help improve the tax base of the County;*

23 *and*

24 (B) *simplify management for the Federal*
25 *Government.*

1 **SEC. 504. SALE OR EXCHANGE OF ELIGIBLE LAND.**

2 (a) *AUTHORIZATION OF CONVEYANCE.*—*Notwith-*
3 *standing sections 202, 203, 206, and 209 of the Federal*
4 *Land Policy and Management Act of 1976 (43 U.S.C. 1712,*
5 *1713, 1716, 1719), as soon as practicable after the date of*
6 *the enactment of this Act, the Secretary, in accordance with*
7 *this title and any other applicable law and subject to valid*
8 *existing rights, shall conduct sales or exchanges of the eligi-*
9 *ble land.*

10 (b) *JOINT SELECTION REQUIRED.*—*After providing*
11 *public notice, the Secretary and the County shall jointly*
12 *select parcels of eligible land to be offered for sale or ex-*
13 *change under subsection (a).*

14 (c) *METHOD OF SALE.*—*A sale of eligible land under*
15 *subsection (a) shall be—*

16 (1) *consistent with subsections (d) and (f) of sec-*
17 *tion 203 of the Federal Land Policy and Management*
18 *Act of 1976 (43 U.S.C. 1713);*

19 (2) *conducted through a competitive bidding*
20 *process, under which adjoining landowners are offered*
21 *the first option, unless the Secretary determines there*
22 *are suitable and qualified buyers that are not adjoin-*
23 *ing landowners; and*

24 (3) *for not less than fair market value, based on*
25 *an appraisal in accordance with subsection (f).*

26 (d) *LAND EXCHANGES.*—

1 (1) *IN GENERAL.*—*An exchange of eligible land*
2 *under subsection (a) shall be consistent with section*
3 *206(a) of the Federal Land Policy and Management*
4 *Act of 1976 (43 U.S.C. 1716).*

5 (2) *EQUAL VALUE EXCHANGE.*—

6 (A) *IN GENERAL.*—*The value of the eligible*
7 *land and private land to be exchanged under*
8 *subsection (a)—*

9 (i) *shall be equal; or*

10 (ii) *shall be made equal in accordance*
11 *with subparagraph (B).*

12 (B) *EQUALIZATION.*—

13 (i) *SURPLUS OF ELIGIBLE LAND.*—
14 *With respect to the eligible land and private*
15 *land to be exchanged under subsection (a),*
16 *if the value of the eligible land exceeds the*
17 *value of the private land, the value of the el-*
18 *igible land and the private land shall be*
19 *equalized by—*

20 (I) *by the owner of the private*
21 *land making a cash equalization pay-*
22 *ment to the Secretary;*

23 (II) *adding private land to the ex-*
24 *change; or*

1 (III) removing eligible land from
2 the exchange; or

3 (ii) SURPLUS OF PRIVATE LAND.—

4 With respect to the eligible land and private
5 land to be exchanged under subsection (a),
6 if the value of the private land exceeds the
7 value of the eligible land, the value of the
8 private land and the eligible land shall be
9 equalized by—

10 (I) by the Secretary making a
11 cash equalization payment to the
12 owner of the private land, in accord-
13 ance with section 206(b) of the Federal
14 Land Policy and Management Act of
15 1976 (43 U.S.C. 1716(b));

16 (II) adding eligible land to the ex-
17 change; or

18 (III) removing private land from
19 the exchange.

20 (3) ADJACENT LAND.—To the extent practicable,
21 the Secretary shall seek to enter into agreements with
22 one or more owners of private land adjacent to the el-
23 igible land for the exchange of the private land for the
24 eligible land, if the Secretary determines that the ex-

1 *change would consolidate Federal land ownership and*
2 *facilitate improved Federal land management.*

3 (4) *PRIORITY LAND EXCHANGES.*—*In acquiring*
4 *private land under this subsection, the Secretary shall*
5 *give priority to the acquisition of private land in*
6 *higher value natural resource areas in the County.*

7 (e) *MASS APPRAISALS.*—

8 (1) *IN GENERAL.*—*Not later than 2 years after*
9 *the date of the enactment of this Act, and every 5*
10 *years thereafter, the Secretary shall—*

11 (A) *conduct a mass appraisal of eligible*
12 *land to be sold or exchanged under this section;*

13 (B) *prepare an evaluation analysis for each*
14 *land transaction under this section; and*

15 (C) *make available to the public the results*
16 *of the mass appraisals conducted under subpara-*
17 *graph (A).*

18 (2) *USE.*—*The Secretary may use mass apprais-*
19 *als and evaluation analyses conducted under para-*
20 *graph (1) to facilitate exchanges of eligible land for*
21 *private land.*

22 (3) *APPLICABLE LAW.*—*The appraisals under*
23 *paragraph (1) shall be conducted in accordance with*
24 *nationally recognized appraisal standards, including,*
25 *as appropriate—*

1 (A) *the Uniform Appraisal Standards for*
2 *Federal Land Acquisitions; and*

3 (B) *the Uniform Standards of Professional*
4 *Appraisal Practice.*

5 (4) *DURATION.—An appraisal conducted under*
6 *paragraph (1) shall remain valid for 5 years after the*
7 *date on which the appraisal is approved by the Sec-*
8 *retary.*

9 (f) *DEADLINE FOR SALE OR EXCHANGE; EXCLU-*
10 *SIONS.—*

11 (1) *DEADLINE.—Not later than 2 years after the*
12 *date on which the eligible land is jointly selected*
13 *under subsection (b), the Secretary shall offer for sale*
14 *or exchange the parcels of eligible land jointly selected*
15 *under that subsection.*

16 (2) *POSTPONEMENT OR EXCLUSION.—The Sec-*
17 *retary or the County may postpone, or exclude from,*
18 *a sale or exchange of all or a portion of the eligible*
19 *land jointly selected under subsection (b) for emer-*
20 *gency ecological or safety reasons.*

21 (g) *WITHDRAWAL.—*

22 (1) *IN GENERAL.—Subject to valid existing*
23 *rights and mining claims, millsites, and tunnel sites,*
24 *effective on the date on which a parcel of eligible land*

1 *is jointly selected under subsection (b) for sale or ex-*
2 *change, that parcel is withdrawn from—*

3 *(A) all forms of entry and appropriation*
4 *under the public land laws, including the min-*
5 *ing laws;*

6 *(B) location, entry, and patent under the*
7 *mining laws; and*

8 *(C) operation of the mineral leasing and*
9 *geothermal leasing laws.*

10 *(2) TERMINATION.—The withdrawal of a parcel*
11 *of eligible land under paragraph (1) shall termi-*
12 *nate—*

13 *(A) on the date of sale or, in the case of ex-*
14 *change, the conveyance of title of the parcel of el-*
15 *igible land under this section; or*

16 *(B) with respect to any parcel of eligible*
17 *land selected for sale or exchange under sub-*
18 *section (c) that is not sold or exchanged, not*
19 *later than 2 years after the date on which the*
20 *parcel was offered for sale or exchange under this*
21 *section.*

22 **SEC. 505. SALE OF ENCUMBERED LAND.**

23 *(a) AUTHORIZATION OF CONVEYANCE.—Notwith-*
24 *standing sections 202, 203, 206, and 209 of the Federal*
25 *Land Policy and Management Act of 1976 (43 U.S.C. 1712,*

1 1713, 1716, 1719), not later than 2 years after the date
2 of the enactment of this Act and subject to valid existing
3 rights held by third parties, the Secretary shall offer to con-
4 vey to qualified entities, for fair market value, the remain-
5 ing right, title, and interest of the United States, in and
6 to the encumbered land.

7 (b) *COSTS OF SALES TO QUALIFIED ENTITIES.*—As
8 a condition of each conveyance of encumbered land under
9 this section, the qualified entity shall pay all costs related
10 to the conveyance of the encumbered land, including the
11 costs of surveys and other administrative costs associated
12 with the conveyance.

13 (c) *OFFER TO CONVEY.*—

14 (1) *IN GENERAL.*—Not later than 1 year after
15 the date on which the Secretary receives a fair market
16 offer from a qualified entity for the conveyance of en-
17 cumbered land, the Secretary shall accept the fair
18 market value offer.

19 (2) *APPRAISAL.*—Fair market value of the inter-
20 est of the United States in and to encumbered land
21 shall be determined by an appraisal conducted in ac-
22 cordance with the Uniform Standards of Professional
23 Appraisal Practice.

24 (d) *CONVEYANCE.*—Not later than 180 days after the
25 date of acceptance by the Secretary of an offer from a quali-

1 *fied entity(s) under subsection (c)(1) and completion of a*
2 *sale for all or part of the applicable portion of encumbered*
3 *land to the highest qualified entity, the Secretary, by deliv-*
4 *ery of an appropriate deed, patent, or other valid instru-*
5 *ment of conveyance, shall convey to the qualified entity all*
6 *remaining right, title, and interest of the United States in*
7 *and to the applicable portion of the encumbered land.*

8 *(e) MERGER.—Subject to valid existing rights held by*
9 *third parties, on delivery of the instrument of conveyance*
10 *to the qualified entity under subsection (d), the prior inter-*
11 *ests in the locatable minerals and the right to use the surface*
12 *for mineral purposes held by the qualified entity under a*
13 *mining claim, millsite, tunnel site, or any other Federal*
14 *land use authorization applicable to the encumbered land*
15 *included in the instrument of conveyance, shall merge with*
16 *all right, title, and interest conveyed to the qualified entity*
17 *by the United States under this section to ensure that the*
18 *qualified entity receives fee simple title to the purchased en-*
19 *cumbered land.*

20 **SEC. 506. DISPOSITION OF PROCEEDS.**

21 *(a) DISPOSITION OF PROCEEDS.—Of the proceeds from*
22 *the sale of land under this title—*

23 *(1) 5 percent shall be disbursed to the State for*
24 *use in the general education program of the State;*

1 (2) 10 percent shall be disbursed to the County
2 for use as determined through normal County budg-
3 eting procedures; and

4 (3) the remainder shall be deposited in a special
5 account in the Treasury of the United States, to be
6 known as the “Pershing County Special Account”,
7 which shall be available to the Secretary, without fur-
8 ther appropriation and without fiscal year limita-
9 tions for—

10 (A) the acquisition of land from willing
11 sellers (including interests in land) in the Coun-
12 ty—

13 (i) within a wilderness area;

14 (ii) that protects other environmentally
15 significant land;

16 (iii) that secures public access to Fed-
17 eral land for hunting, fishing, and other
18 recreational purposes; or

19 (iv) that improves management of Fed-
20 eral land within the area identified on the
21 Map as “Checkerboard Lands Resolution
22 Area”; and

23 (B) the reimbursement of costs incurred by
24 the Secretary in preparing for the sale or ex-
25 change of land under this title.

1 (b) *INVESTMENT OF SPECIAL ACCOUNT.*—Any
2 *amounts deposited in the special account established under*
3 *subsection (a)(3)—*

4 (1) *shall earn interest in an amount determined*
5 *by the Secretary of the Treasury, based on the current*
6 *average market yield on outstanding marketable obli-*
7 *gations of the United States of comparable maturities;*
8 *and*

9 (2) *may be expended by the Secretary in accord-*
10 *ance with this section.*

11 (c) *REPORTS.*—

12 (1) *IN GENERAL.*—*Not later than September 30*
13 *of the fifth fiscal year after the date of the enactment*
14 *of this Act, and every 5 fiscal years thereafter, the*
15 *Secretary shall submit to the State, the County, and*
16 *the appropriate congressional committees a report on*
17 *the operation of the special account established under*
18 *subsection (a)(3) for the preceding 5 fiscal years.*

19 (2) *CONTENTS.*—*Each report submitted under*
20 *paragraph (1) shall include, for the fiscal year cov-*
21 *ered by the report—*

22 (A) *a statement of the amounts deposited*
23 *into the special account;*

1 (B) a description of the expenditures made
2 from the special account for the fiscal year, in-
3 cluding the purpose of the expenditures;

4 (C) recommendations for additional au-
5 thorities to fulfill the purpose of the special ac-
6 count; and

7 (D) a statement of the balance remaining in
8 the special account at the end of the fiscal year.

9 **TITLE VI—FEDERAL COMPLEX**

10 **SEC. 601. FEDERAL COMPLEX.**

11 (a) *ESTABLISHMENT.*—The Secretary of the Interior
12 and Secretary of Agriculture shall have the authority to es-
13 tablish on Federal lands identified as “Federal Complex”
14 on the map titled “Proposed Federal Complex”, and dated
15 January 27, 2020, a Federal complex for—

16 (1) department agencies and operations for the
17 Bureau of Land Management and the Forest Service;

18 (2) the Bureau of Land Management Nevada
19 State Office;

20 (3) the Forest Service Humboldt-Toiyabe Head-
21 quarters;

22 (4) the United States Fish and Wildlife Service
23 Reno Fish and Wildlife Office;

24 (5) the option for the Bureau of Reclamation to
25 house the Lower Colorado Region Office, Boulder

1 *Canyon Operations and the Lahontan Basin Area Of-*
2 *fice;*

3 (6) *the Bureau of Indian Affairs Western Nevada*
4 *Agency Office;*

5 (7) *the option for the Forest Service, the Carson*
6 *Ranger District Office; and*

7 (8) *the option for the Bureau of Land Manage-*
8 *ment, the Carson City District Office.*

9 (b) *FUNDING SOURCES.—*

10 (1) *SPECIAL ACCOUNTS.—Ten percent of the*
11 *total amount deposited in the Federal special ac-*
12 *counts established under titles I, IV, and V of this Act*
13 *shall be available to the Secretary of the Interior and*
14 *Secretary of Agriculture for construction of the Fed-*
15 *eral complex.*

16 (2) *SECONDARY SOURCES.—If the amount made*
17 *available by paragraph (1) is insufficient to complete*
18 *construction of the Federal complex, the Secretary of*
19 *the Interior and Secretary of Agriculture may use*
20 *other accounts available for the operation of the Bu-*
21 *reau of Land Management, the Fish and Wildlife*
22 *Service, the Bureau of Reclamation, the Bureau of In-*
23 *Indian Affairs, and the Forest Service in Nevada to*
24 *provide such additional amounts as may be necessary*
25 *to complete construction of the Federal complex.*

1 **TITLE VII—ELKO NEVADA**
2 **ECONOMIC DEVELOPMENT ACT**

3 **SEC. 701. SHORT TITLE.**

4 *This title may be cited as the “Elko Economic Develop-*
5 *ment Act”.*

6 **SEC. 702. DEFINITIONS.**

7 *In this Act:*

8 (1) *CITY.—The term “City” means the City of*
9 *Elko, Nevada.*

10 (2) *COUNTY.—The term “County” means Elko*
11 *County, Nevada.*

12 (3) *FEDERAL LAND IDENTIFIED FOR THE CITY*
13 *OF ELKO.—The term “Federal land identified for the*
14 *City of Elko” means the approximately 644 acres of*
15 *federally owned land generally depicted on the map*
16 *and indicating conveyance to the City of Elko.*

17 (4) *FEDERAL LAND IDENTIFIED FOR ELKO COUN-*
18 *TY.—The term “Federal land identified for Elko*
19 *County” means the approximately 3,475 acres of fed-*
20 *erally owned land generally depicted on the map and*
21 *indicating conveyance to Elko County.*

22 (5) *SECRETARY.—The term “Secretary” means*
23 *the Secretary of the Interior.*

1 **SEC. 703. LAND CONVEYANCES TO THE CITY OF ELKO.**

2 (a) *CONVEYANCE.*—Subject to valid existing rights and
3 at the request of the City, the Secretary shall convey to the
4 City, for fair market value, all right, title, and interest of
5 the United States in and to the Federal land identified for
6 conveyance to the City of Elko on the map entitled “Pro-
7 posed Conveyance to the City of Elko, Nevada” and dated
8 November 7, 2024.

9 (b) *APPRAISAL.*—The Secretary shall determine fair
10 market value of the Federal land identified for the City of
11 Elko in accordance with the Federal Land Policy and Man-
12 agement Act of 1976 (43 U.S.C. 1701) and based on an
13 appraisal conducted in accordance with—

14 (1) *the Uniform Appraisal Standards for Fed-*
15 *eral Land Acquisition; and*

16 (2) *the Uniform Standards of Professional Ap-*
17 *praisal Practice.*

18 (c) *COSTS.*—As a condition of the conveyance of the
19 Federal land identified for the City of Elko under subsection
20 (a), the City shall pay—

21 (1) *an amount equal to the appraised value de-*
22 *termined in accordance with subsection (b); and*

23 (2) *all costs related to the conveyance, including*
24 *all surveys, appraisals, and other administrative costs*
25 *associated with the conveyance of the Federal land to*
26 *the City.*

1 (d) *DISPOSITION OF PROCEEDS.*—Any gross proceeds
2 from the sale, lease, or conveyance of Federal land identified
3 for the City of Elko under this section shall be deposited
4 into the special account created by the Southern Nevada
5 Public Lands Management Act of 1998 (Public Law 105–
6 263).

7 **SEC. 704. LAND CONVEYANCES TO ELKO COUNTY.**

8 (a) *CONVEYANCE.*—Subject to valid existing rights and
9 at the request of the County, the Secretary shall convey to
10 the County, for fair market value, all right, title, and inter-
11 est of the United States in and to the Federal land identi-
12 fied for Elko County on the map entitled “Conveyance to
13 Elko County, Nevada” and dated October 30, 2024.

14 (b) *APPRAISAL.*—The Secretary shall determine fair
15 market value of the Federal land identified for Elko County
16 in accordance with the Federal Land Policy and Manage-
17 ment Act of 1976 (43 U.S.C. 1701) and based on an ap-
18 praisal conducted in accordance with—

19 (1) the Uniform Appraisal Standards for Fed-
20 eral Land Acquisition; and

21 (2) the Uniform Standards of Professional Ap-
22 praisal Practice.

23 (c) *COSTS.*—As a condition of the conveyance of the
24 Federal land identified for Elko County under subsection
25 (a), the City shall pay—

1 (1) *an amount equal to the appraised value de-*
2 *termined in accordance with subsection (b); and*

3 (2) *all costs related to the conveyance, including*
4 *all surveys, appraisals, and other administrative costs*
5 *associated with the conveyance of the Federal land to*
6 *the City.*

7 (d) *DISPOSITION OF PROCEEDS.—Any gross proceeds*
8 *from the sale, lease, or conveyance of Federal land under*
9 *this section shall be deposited into the special account cre-*
10 *ated by the Southern Nevada Public Lands Management*
11 *Act of 1998 (Public Law 105–263).*

12 ***TITLE VIII—FERNLEY ECONOMIC***
13 ***DEVELOPMENT ACT***

14 ***SEC. 801. SHORT TITLE.***

15 *This title may be cited as the “Fernley Economic De-*
16 *velopment Act”.*

17 ***SEC. 802. LAND CONVEYANCES.***

18 (a) *CONVEYANCE.—Subject to valid existing rights and*
19 *at the request of the City, the Secretary shall convey to the*
20 *City, for fair market value, all right, title, and interest of*
21 *the United States in and to the Federal land.*

22 (b) *APPRAISAL.—The Secretary shall determine fair*
23 *market value of the Federal land in accordance with the*
24 *Federal Land Policy and Management Act of 1976 (43*

1 *U.S.C. 1701) and based on an appraisal conducted in ac-*
2 *cordance with—*

3 (1) *the Uniform Appraisal Standards for Fed-*
4 *eral Land Acquisition; and*

5 (2) *the Uniform Standards of Professional Ap-*
6 *praisal Practice.*

7 (c) *COSTS.—As a condition of the conveyance of the*
8 *Federal land under subsection (a), the City shall pay—*

9 (1) *an amount equal to the appraised value de-*
10 *termined in accordance with subsection (b); and*

11 (2) *all costs related to the conveyance, including*
12 *all surveys, appraisals, and other administrative costs*
13 *associated with the conveyance of the Federal land to*
14 *the City.*

15 (d) *DISPOSITION OF PROCEEDS.—Any gross proceeds*
16 *from the sale, lease, or conveyance of Federal land under*
17 *this section shall be deposited into the special account cre-*
18 *ated by the Southern Nevada Public Lands Management*
19 *Act of 1998 (Public Law 105–263).*

20 (e) *DEFINITIONS.—In this Act:*

21 (1) *CITY.—The term “City” means the City of*
22 *Fernley, Nevada.*

23 (2) *MAP.—The term “map” means the map enti-*
24 *tled “Fernley Economic Development Map” and dated*
25 *October 6, 2020.*

1 (3) *FEDERAL LAND.*—*The term “Federal land”*
2 *means the approximately 12,085 acres of federally*
3 *owned land generally depicted within “Fernley Land*
4 *Conveyance Boundary” on the map.*

5 (4) *SECRETARY.*—*The term “Secretary” means*
6 *the Secretary of the Interior.*

7 **TITLE IX—CONVEYANCES TO**
8 **THE CITY OF SPARKS**

9 **SEC. 901. DEFINITIONS.**

10 *In this title:*

11 (1) *CITY.*—*The term “City” means the City of*
12 *Sparks, Nevada.*

13 (2) *MAP.*—*The term “Map” means the map enti-*
14 *tled “Sparks Public Purpose Conveyances” and dated*
15 *April 15, 2020.*

16 (3) *SECRETARY.*—*The term “Secretary” means*
17 *the Secretary of the Interior.*

18 **SEC. 902. CONVEYANCE OF LAND FOR USE AS A PUBLIC**
19 **CEMETERY.**

20 (a) *CONVEYANCE.*—*Subject to valid and existing rights*
21 *and notwithstanding the land use planning requirements*
22 *of section 202 of the Federal Land Policy and Management*
23 *Act of 1976 (43 U.S.C. 1712), at the request of the City,*
24 *the Secretary shall convey to the City without consideration*

1 *all right, title, and interest of the United States in and to*
2 *the land described in subsection (b).*

3 (b) *DESCRIPTION OF LAND.—The land referred to in*
4 *subsection (a) is the approximately 40 acres of land de-*
5 *picted as “Cemetery Conveyance” on the Map.*

6 (c) *COSTS.—Any costs relating to the conveyance*
7 *under subsection (a), including the costs of surveys and ad-*
8 *ministrative costs, shall be paid by the City.*

9 (d) *USE OF LAND.—The land conveyed under sub-*
10 *section (a) shall be used only for a cemetery.*

11 **SEC. 903. CONVEYANCE OF LAND FOR USE AS REGIONAL**
12 **PUBLIC PARKS.**

13 (a) *CONVEYANCE.—Subject to valid and existing rights*
14 *and notwithstanding the land use planning requirements*
15 *of section 202 of the Federal Land Policy and Management*
16 *Act of 1976 (43 U.S.C. 1712), at the request of the City,*
17 *the Secretary shall convey to the City without consideration*
18 *all right, title, and interest of the United States in and to*
19 *the land described in subsection (b).*

20 (b) *DESCRIPTION OF LAND.—The land referred to in*
21 *subsection (a) is the approximately 448.16 acres depicted*
22 *as “Golden Eagle Regional Park” and 266.04 acres depicted*
23 *as “Wedekind Regional Park” on the Map.*

1 (c) *COSTS.*—Any costs relating to the conveyance
2 under subsection (a), including the costs of surveys and ad-
3 ministrative costs, shall be paid by the City.

4 (d) *USE OF LAND.*—

5 (1) *IN GENERAL.*—The land conveyed under sub-
6 section (a) shall be used only for public parks or other
7 public purposes consistent with the Act of June 14,
8 1926 (commonly known as the “Recreation and Pub-
9 lic Purposes Act”) (44 Stat. 741, chapter 578; 43
10 U.S.C. 869 *et seq.*).

11 (2) *REVERSION.*—If any portion of the land con-
12 veyed under subsection (a) is used in a manner that
13 is inconsistent with the use described in paragraph
14 (1), the land shall revert, at the discretion of the Sec-
15 retary, to the United States.

16 **TITLE X—GENERAL PROVISIONS**

17 **SEC. 1001. ADMINISTRATION OF STATE WATER RIGHTS.**

18 Nothing in this Act affects the allocation, ownership,
19 interest, or control, as in existence on the date of the enact-
20 ment of this Act, of any water, water right, or any other
21 valid existing right held by the United States, an Indian
22 Tribe, a State, or a person.

1 **SEC. 1002. AMENDMENT TO CONVEYANCE OF FEDERAL**
2 **LAND IN STOREY COUNTY, NEVADA.**

3 *Section 3009(d)(1)(B) of division B of the Carl Levin*
4 *and Howard P. “Buck” McKeon National Defense Author-*
5 *ization Act for Fiscal Year 2015 (128 Stat. 3751) is amend-*
6 *ed by striking the period at the end and inserting the fol-*
7 *lowing: “; and the land generally depicted as ‘BLM Owned*
8 *County Request Transfer’ on the map entitled ‘Restoring*
9 *Storey County’, dated October 22, 2020.”.*

10 **SEC. 1003. MAPS AND LEGAL DESCRIPTIONS.**

11 *(a) IN GENERAL.—As soon as practicable after the*
12 *date of enactment of this Act, the Secretary concerned shall*
13 *finalize maps and legal descriptions of all land to be con-*
14 *veyed under this Act. The maps and legal descriptions shall*
15 *be on file and available for public inspection in appropriate*
16 *offices of the Bureau of Land Management or Forest Serv-*
17 *ice, as applicable.*

18 *(b) CORRECTIONS.—The Secretary concerned and the*
19 *recipients of the Federal land to be conveyed under this Act*
20 *may, by mutual agreement—*

21 *(1) make minor boundary adjustments to the*
22 *Federal land to be conveyed; and*

23 *(2) correct any minor errors, including clerical*
24 *and typographical errors, on the maps, the acreage es-*
25 *timate, or the legal descriptions.*

1 **SEC. 1004. MINOR ERRORS.**

2 *The Secretary in consultation with the State of Nevada*
3 *may make minor boundary adjustments to the parcels of*
4 *Federal land to be conveyed under all titles of this Act and*
5 *correct any minor errors in the map, acreage estimate, or*
6 *legal description.*

7 **TITLE XI—GREENLINK WEST**
8 **PROJECT**

9 **SEC. 1101. GREENLINK WEST PROJECT.**

10 (a) *DEFINITIONS.—In this section:*

11 (1) *PROJECT.—The term “Project” means the*
12 *Greenlink West Project described in—*

13 (A) *the notice of intent of the Bureau of*
14 *Land Management entitled “Notice of Intent To*
15 *Prepare an Environmental Impact Statement*
16 *and Potential Resource Management Plan*
17 *Amendments for the Greenlink West Project in*
18 *Clark, Nye, Esmeralda, Mineral, Lyon, Storey,*
19 *and Washoe Counties in Nevada” (87 Fed. Reg.*
20 *25658 (May 2, 2022)); and*

21 (B) *the associated administrative record for*
22 *the Greenlink West Project numbered DOI–*
23 *BLM–NV–0000–2022–0004–EIS.*

24 (2) *SECRETARY.—The term “Secretary” means*
25 *the Secretary of the Interior, acting through the Di-*
26 *rector of the Bureau of Land Management.*

1 (3) *TRIBE*.—*The term “Tribe” means the Walker*
2 *River Paiute Tribe.*

3 (4) *WALKER LAKE PARCEL*.—*The term “Walker*
4 *Lake Parcel” means the following land in Mineral*
5 *County, Nevada:*

6 (A) *All land held by the Bureau of Land*
7 *Management in T. 11 N., R. 29 E., secs. 35 and*
8 *36, Mount Diablo Meridian.*

9 (B) *All land held by the Bureau of Rec-*
10 *lamation in T. 10 N., R. 30 E., secs. 4, 5, 6, 8,*
11 *9, 16, 17, 20, 21, 28, 29, 32, and 33, Mount Dia-*
12 *blo Meridian.*

13 (C) *All land held by the Bureau of Land*
14 *Management in T. 10.5 N., R. 30 E., secs. 31*
15 *and 32, Mount Diablo Meridian.*

16 (b) *PROJECT AUTHORIZATION; RIGHT-OF-WAY*.—*If the*
17 *Walker Lake Parcel is taken into trust for the benefit of*
18 *the Tribe on, before, or after the date of enactment of this*
19 *Act, the consent of the Tribe for the use for the Project of*
20 *the portion of the Walker Lake Parcel taken into trust shall*
21 *be deemed to have been obtained by the Secretary subject*
22 *to the following:*

23 (1) *The use of the Walker Lake Parcel land for*
24 *the Project shall be subject to review under the pend-*
25 *ing proceeding under the National Environmental*

1 *Policy Act of 1969 (42 U.S.C. 4321 et seq.), which*
2 *shall be modified—*

3 *(A) to reflect the trust title of the Walker*
4 *Lake Parcel; and*

5 *(B) to address any other laws applicable to*
6 *rights-of-way on Tribal land, including any en-*
7 *vironmental, wildlife, conservation, historic pres-*
8 *ervation, and natural resources laws.*

9 *(2) As soon as practicable after the date on*
10 *which the Walker Lake Parcel is taken into trust for*
11 *the benefit of the Tribe, the Secretary shall approve*
12 *a right-of-way agreement between the Tribe and the*
13 *Project applicant before the commencement of con-*
14 *struction and installation of the Project to address*
15 *applicable provisions under part 169 of title 25, Code*
16 *of Federal Regulations (or successor regulations), in-*
17 *cluding, with respect to compensation paid to the*
18 *Tribe, term, amendment, renewal, assignment, access*
19 *rights, operation and maintenance, and an annual*
20 *premium usage fee consistent with prevailing rates or*
21 *standards to be paid directly to the Tribe, subject to*
22 *the requirement that the Secretary and the Tribe shall*
23 *exercise all authority under applicable law (including*
24 *regulations) with respect to the use of, and compli-*
25 *ance with, the right-of-way.*

Union Calendar No. 752

118TH CONGRESS
2^D SESSION

H. R. 3173

[Report No. 118-920, Part I]

A BILL

To provide for transfer of ownership of certain Federal lands in northern Nevada, to authorize the disposal of certain Federal lands in northern Nevada for economic development, to promote conservation in northern Nevada, and for other purposes.

DECEMBER 18, 2024

Reported from the Committee on Natural Resources with
an amendment

DECEMBER 18, 2024

Committee on Agriculture discharged; committed to the
Committee of the Whole House on the State of the
Union and ordered to be printed