

119TH CONGRESS  
1ST SESSION

# S. 2173

To require the Administrator of General Services to sell certain Federal buildings, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

JUNE 25 (legislative day, JUNE 24), 2025

Ms. ERNST introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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## A BILL

To require the Administrator of General Services to sell certain Federal buildings, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “For Sale Act of 2025”.

5       **SEC. 2. CLOSURE AND SALE OF UNDERUTILIZED FEDERAL**  
6               **BUILDINGS.**

7       (a) CONSOLIDATION; SALE.—

8               (1) CONSOLIDATION.—Not later than 18  
9       months after the date of enactment of this Act, any  
10       Federal agency located within a Federal building de-

1 scribed in paragraph (2) as of that date of enact-  
2 ment shall vacate the applicable Federal building  
3 and relocate to another Federal building.

4 (2) SALE.—Not later than 2 years after the va-  
5 cancy of existing Federal agencies in accordance  
6 with paragraph (1), and subject to subsection (b)(2),  
7 the Administrator of General Services (referred to in  
8 this section as the “Administrator”) shall sell for  
9 fair market value at highest and best use the fol-  
10 lowing Federal buildings:

11 (A) The Department of Agriculture South  
12 Building, located at 1400 Independence Avenue  
13 SW in Washington, DC.

14 (B) The Hubert H. Humphrey Federal  
15 Building, located at 200 Independence Avenue  
16 SW in Washington, DC.

17 (C) The Frances Perkins Federal Building,  
18 located at 200 Constitution Avenue NW in  
19 Washington, DC.

20 (D) The James V. Forrestal Building, lo-  
21 cated at 1000 Independence Avenue SW in  
22 Washington, DC.

23 (E) The Theodore Roosevelt Federal  
24 Building, located at 1900 E. Street NW in  
25 Washington, DC.

1 (F) The Robert C. Weaver Federal Build-  
2 ing, located at 451 7th Street SW in Wash-  
3 ington, DC.

4 (b) PROHIBITION ON FOREIGN OWNERSHIP.—

5 (1) DEFINITIONS.—In this subsection, the  
6 terms “beneficial owner”, “foreign entity”, and “for-  
7 eign person” have the meanings given those terms in  
8 section 2 of the Secure Federal LEASEs Act (40  
9 U.S.C. 585 note; Public Law 116–276).

10 (2) PROHIBITION.—In conducting the sale re-  
11 quired under subsection (a)(2), the Administrator  
12 may not sell any Federal building described in that  
13 subsection to any foreign person, any foreign entity,  
14 or any entity of which a foreign person is a bene-  
15 ficial owner.

16 (c) NET PROCEEDS.—

17 (1) IN GENERAL.—Of the net proceeds received  
18 from the sale required under subsection (a)(2)—

19 (A) such amount as may be required to  
20 implement this section, as determined by the  
21 Administrator, shall be deposited into an ac-  
22 count in the Federal Buildings Fund estab-  
23 lished by section 592(a) of title 40, United  
24 States Code (referred to in this subsection as  
25 the “Fund”); and

1           (B) any additional amounts after the de-  
2           posit required under subparagraph (A) shall be  
3           deposited into the general fund of the Treasury  
4           for purposes of reducing the deficit.

5           (2) FUTURE APPROPRIATION.—On deposit of  
6           amounts into the Fund under paragraph (1)(A),  
7           those amounts may be expended only subject to a  
8           specific future appropriation.

9           (d) PROHIBITION ON ADDITIONAL PROPERTY ACQUI-  
10          SITION.—No other building or property may be purchased  
11          or leased by the Administrator or any Federal agency or  
12          department on a short-term or long-term basis as part of  
13          the closing or consolidation of the Federal agencies im-  
14          pacted by the sale required under subsection (a)(2).

15          (e) EXEMPTION FROM CERTAIN REQUIREMENTS.—  
16          The sale required under subsection (a)(2) shall be exempt  
17          from the requirements of—

18               (1) section 501 of the McKinney-Vento Home-  
19               less Assistance Act (42 U.S.C. 11411);

20               (2) the National Environmental Policy Act of  
21               1969 (42 U.S.C. 4321 et seq.);

22               (3) division A of subtitle III of title 54, United  
23               States Code (formerly known as the “National His-  
24               toric Preservation Act”); and

- 1 (4) chapters 5 and 87 of title 40, United States
- 2 Code.

