

119TH CONGRESS
1ST SESSION

S. 3361

To amend title 40, United States Code, to require approval by the National Capital Planning Commission of certain improvements to the White House or the grounds of the White House, and for other purposes.

IN THE SENATE OF THE UNITED STATES

DECEMBER 4, 2025

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

A BILL

To amend title 40, United States Code, to require approval by the National Capital Planning Commission of certain improvements to the White House or the grounds of the White House, 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 “No Palaces Act”.

5 **SEC. 2. IMPROVEMENTS TO THE WHITE HOUSE OR THE**
6 **GROUPS OF THE WHITE HOUSE.**

7 (a) CONSULTATION BETWEEN AGENCIES AND COM-
8 MISSION.—Section 8722(b)(1) of title 40, United States

1 Code, is amended, in the first sentence, by inserting “,
 2 before initiating any demolition activities with respect to
 3 an existing structure,” before “or before making a com-
 4 mitment”.

5 (b) MODIFICATIONS TO THE WHITE HOUSE.—Sec-
 6 tion 8722 of title 40, United States Code, is amended by
 7 adding at the end the following:

8 “(f) APPROVAL OF IMPROVEMENTS TO THE WHITE
 9 HOUSE OR GROUNDS OF THE WHITE HOUSE.—

10 “(1) APPROVAL OF NATIONAL CAPITAL PLAN-
 11 NING COMMISSION REQUIRED; JOINT RESOLUTION
 12 OF DISAPPROVAL.—

13 “(A) DEFINITIONS.—In this paragraph:

14 “(i) CONSIDERATION PERIOD.—The
 15 term ‘consideration period’ means the 60-
 16 day period that begins on the date on
 17 which the National Capital Planning Com-
 18 mission approves the proposed improve-
 19 ment under subparagraph (B)(i)(II) (ex-
 20 cluding days either House of Congress is
 21 adjourned for more than 3 days during a
 22 session of Congress).

23 “(ii) JOINT RESOLUTION OF DIS-
 24 APPROVAL.—The term ‘joint resolution of
 25 disapproval’ means only a joint resolution

1 that is introduced during the consideration
 2 period, the matter after the resolving
 3 clause of which is as follows: ‘That Con-
 4 gress disapproves the proposed improve-
 5 ment approved by the National Capital
 6 Planning Commission on _____.’, the
 7 blank space being filled in with the date on
 8 which the National Capital Planning Com-
 9 mission approves the proposed improve-
 10 ment under subparagraph (B)(i)(II).

11 “(B) APPROVAL REQUIRED.—A building or
 12 site improvement to the White House or the
 13 grounds of the White House may not be carried
 14 out unless—

15 “(i) the Executive Office of the Presi-
 16 dent, or the head of any Federal agency
 17 acting on behalf of the Executive Office of
 18 the President—

19 “(I) completes the concept review
 20 (as described in the Submission
 21 Guidelines of the National Capital
 22 Planning Commission) with respect to
 23 the proposed improvement; and

24 “(II) obtains the approval of the
 25 National Capital Planning Commis-

1 sion with respect to the proposed im-
2 provement; and

3 “(ii) a joint resolution of disapproval
4 is not enacted into law in accordance with
5 subparagraph (B) on or before the date of
6 the end of the consideration period.

7 “(C) PROCEDURES FOR CONSIDERATION
8 OF JOINT RESOLUTIONS OF DISAPPROVAL.—

9 “(i) REFERRAL.—A joint resolution of
10 disapproval shall be referred to the com-
11 mittees in each House of Congress with ju-
12 risdiction.

13 “(ii) SENATE PROCEDURE.—

14 “(I) REPORTING AND DIS-
15 CHARGE.—If the committee of the
16 Senate to which a joint resolution of
17 disapproval is referred has not re-
18 ported the joint resolution of dis-
19 approval (or an identical joint resolu-
20 tion of disapproval) by the date that
21 is 20 days after the date on which the
22 National Capital Planning Commis-
23 sion approves the proposed improve-
24 ment under subparagraph (B)(i)(II)—

1 “(aa) the committee may be
2 discharged from further consider-
3 ation of the joint resolution of
4 disapproval on a petition sup-
5 ported in writing by 30 Members
6 of the Senate; and

7 “(bb) the joint resolution of
8 disapproval shall be placed on the
9 calendar.

10 “(II) MOTION TO PROCEED.—

11 “(aa) IN GENERAL.—After
12 the committee of the Senate to
13 which a joint resolution of dis-
14 approval is referred has reported,
15 or is discharged from further
16 consideration of, the joint resolu-
17 tion of disapproval—

18 “(AA) it is in order
19 (even though a previous mo-
20 tion to the same effect has
21 been disagreed to) for a mo-
22 tion to proceed to the con-
23 sideration of the joint reso-
24 lution of disapproval; and

1 “(BB) all points of
 2 order against the joint reso-
 3 lution of disapproval (and
 4 against consideration of the
 5 joint resolution of dis-
 6 approval) are waived.

7 “(bb) AMENDMENT.—A mo-
 8 tion to proceed under this sub-
 9 clause is not subject to—

10 “(AA) amendment;

11 “(BB) a motion to
 12 postpone; or

13 “(CC) a motion to pro-
 14 ceed to the consideration of
 15 other business.

16 “(cc) MOTION TO RECON-
 17 sider.—A motion to reconsider
 18 the vote by which a motion to
 19 proceed under this subclause is
 20 agreed to or disagreed to shall
 21 not be in order.

22 “(dd) MOTION AGREED
 23 TO.—If a motion to proceed
 24 under this subclause is agreed to,
 25 the joint resolution of disapproval

1 shall remain the unfinished busi-
2 ness of the Senate until the joint
3 resolution of disapproval is dis-
4 posed of.

5 “(III) DEBATE.—

6 “(aa) TIME LIMIT.—Debate
7 in the Senate on the joint resolu-
8 tion of disapproval and on all de-
9 batable motions and appeals in
10 connection with the joint resolu-
11 tion of disapproval shall be lim-
12 ited to not more than 10 hours,
13 to be equally divided between
14 Senators favoring and Senators
15 opposing the joint resolution of
16 disapproval.

17 “(bb) MOTION TO LIMIT DE-
18 BATE.—A motion in the Senate
19 to further limit debate on the
20 joint resolution of disapproval is
21 in order and not debatable.

22 “(cc) NOT IN ORDER.—In
23 the Senate, an amendment to, a
24 motion to postpone, or a motion
25 to proceed to the consideration of

1 other business, or a motion to re-
2 commit the joint resolution of
3 disapproval is not in order.

4 “(IV) VOTE ON FINAL PAS-
5 SAGE.—In the Senate, immediately
6 following the conclusion of the debate
7 on a joint resolution of disapproval,
8 and a single quorum call at the con-
9 clusion of the debate if requested in
10 accordance with the rules of the Sen-
11 ate, there shall be a vote on final pas-
12 sage of the joint resolution of dis-
13 approval.

14 “(V) APPEALS.—Appeals from
15 the decisions of the Chair relating to
16 the application of the rules of the
17 Senate to the procedure relating to a
18 joint resolution of disapproval shall be
19 decided without debate.

20 “(VI) LIMITATION.—In the Sen-
21 ate, the procedures described in sub-
22 clauses (I) through (V) shall not apply
23 to the consideration of a joint resolu-
24 tion of disapproval after the expira-
25 tion of the consideration period.

“(iii) CONSIDERATION OF JOINT RESOLUTION OF DISAPPROVAL RECEIVED FROM OTHER HOUSE.—If, before the passage by 1 House of a joint resolution of disapproval of that House, that House receives from the other House a joint resolution of disapproval—

“(I) the joint resolution of disapproval of the other House shall not be referred to a committee; and

“(II) with respect to the House receiving the joint resolution of disapproval—

“(aa) the procedure in that House shall be the same as if no joint resolution of disapproval had been received from the other House; but

“(bb) the vote on final passage shall be on the joint resolution of disapproval of the other House.

“(iv) RULES OF HOUSE OF REPRESENTATIVES AND SENATE.—This subparagraph is enacted by Congress—

1 “(I) as an exercise of the rule-
2 making power of the Senate and the
3 House of Representatives, respec-
4 tively, and as such is deemed a part
5 of the rules of each House, respec-
6 tively, but applicable only with respect
7 to the procedure to be followed in that
8 House in the case of a joint resolution
9 of disapproval, and supersedes other
10 rules only to the extent that this sub-
11 paragraph is inconsistent with such
12 rules; and

13 “(II) with full recognition of the
14 constitutional right of either House to
15 change the rules (so far as relating to
16 the procedure of that House) at any
17 time, in the same manner, and to the
18 same extent as in the case of any
19 other rule of that House.

20 “(2) USE OF FUNDS.—

21 “(A) PRIVATE FUNDS.—No private funds
22 may be used to carry out an improvement de-
23 scribed in paragraph (1)(B) unless authorized
24 by Congress.

1 “(B) FEDERAL FUNDS.—Any use of Fed-
2 eral funds to carry out an improvement de-
3 scribed in paragraph (1)(B) shall comply with
4 the requirements of section 1301 of title 31.”.

5 (c) JUDICIAL REVIEW.—

6 (1) RIGHT OF ACTION.—The Advisory Council
7 on Historic Preservation, any member of the Advi-
8 sory Council on Historic Preservation, the Commis-
9 sion of Fine Arts, any member of the Commission
10 of Fine Arts, the National Capital Planning Com-
11 mission, any member of the National Capital Plan-
12 ning Commission, either House of Congress, or a
13 Member of either House of Congress may bring a
14 civil action in the United States District Court for
15 the District of Columbia before a 3-judge panel al-
16 leging a violation of this Act (including an amend-
17 ment made by this Act) for injunctive relief.

18 (2) APPEAL.—Any party to a civil action
19 brought under paragraph (1) may appeal to the Su-
20 preme Court of the United States any order grant-
21 ing or denying a permanent injunction pursuant to
22 this Act (including an amendment made by this
23 Act).

24 (3) EXPEDITED PROCEDURES.—

1 (A) EXPEDITIOUS HEARING.—The United
2 States District Court for the District of Colum-
3 bia and the Supreme Court, if applicable, shall
4 expedite the consideration of any civil action
5 brought under this subsection.

6 (B) PRIORITY.—To the extent practicable,
7 the United States District Court for the Dis-
8 trict of Columbia or the Supreme Court, if ap-
9 plicable, shall give any civil action brought
10 under this subsection priority on the docket of
11 the applicable court.

12 (C) DEADLINES.—

13 (i) IN GENERAL.—The United States
14 District Court for the District of Columbia
15 shall issue a decision with respect to any
16 civil action brought under this subsection
17 not later than 30 days after the date on
18 which the complaint is filed.

19 (ii) FILING NOTICE OF APPEAL.—A
20 notice of appeal of any order, whether in-
21 terlocutory or final, entered in any civil ac-
22 tion brought under this subsection, shall be
23 filed not later than 10 days after the date
24 of entry of the order.

1 (iii) HEARING OF APPEAL.—The hear-
2 ing of an appeal described in clause (ii)
3 shall be held not later than 45 days after
4 the date of the notice of appeal.

5 (iv) DECISION ON APPEAL.—A deci-
6 sion in an appeal described in clause (ii)
7 shall be issued not later than 90 days after
8 the date of the notice of appeal.

9 (v) JUDICIAL DISCRETION.—The
10 United States District Court for the Dis-
11 trict of Columbia or the Supreme Court, if
12 applicable, may modify the schedules and
13 limitations described in clauses (i) through
14 (iv) in a particular civil action, based on a
15 specific finding that the ends of justice
16 that would be served by making such a
17 modification would outweigh the best inter-
18 est of the public in having the civil action
19 resolved expeditiously.

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