

owned land) acquired by purchase, condemnation, donation, construction, lease, or other methods; and

(2) Public domain land withdrawn and assigned to Federal agencies for use within the Federal Government for such purposes as military installations, airfields, and research facilities.

b. For purposes of this Circular Federal real property will exclude the following:

- (1) Unreserved public domain (except as indicated in paragraph 5b);
- (2) Real property which is to be sold or otherwise disposed of and which was acquired through (a) foreclosure, confiscation, or seizure in settlement of a claim of the Federal Government, or (b) conveyance to the Federal Government in connection with an indemnity or loan insurance or guarantee program;
- (3) Rights of way or easements granted to the Government;
- (4) Real property held in trust by the Federal Government;
- (5) Oregon and California revested lands (43 U.S.C. 1181a);
- (6) Land administered by the National Park Service, other than administrative sites outside of the established boundaries of a national park;
- (7) Land administered by the Forest Service, other than administrative sites outside of the established boundaries of a national forest;
- (8) Land on Indian reservations within consolidation areas approved by the Secretary of the Interior; and
- (9) Land within the National Wildlife Refuge System.

3. *Utilization and retention of real property.*—Federal agencies will develop criteria to achieve effective and economical use of their real property in meeting the needs of each of their programs. Agencies will review their real property holdings in accordance with the criteria established and limit such holdings to those required for the efficient and effective conduct of assigned programs and functions.

Such real property as falls within the term "property," as defined in Section 3(d) of the Federal Property and Administrative Services Act of 1949, as amended, which is not needed should be identified and reported as excess to General Services Administration without delay pursuant to the provisions of the cited Act.

Portions of withdrawn public domain which are no longer required for effective conduct of the program for which withdrawn will be reported initially to the Bureau of Land Management, Department of the Interior, for a determination by the Secretary of the Interior, with the concurrence of the Administrator of General Services, in accordance with Section 3(d) of the Federal Property and Administrative Services Act of 1949, as amended, whether such property is suitable for return to the public domain. Any such property found unsuitable for return to the public domain and thereafter determined to be excess will be reported to the General Services Administration for further use or disposal.

All other real property covered by this Circular, as described in paragraph 2, which is not needed will be identified, screened for use for other programs of the agency and made available for such other purposes or disposed of in accordance with applicable law.

4. *Guidelines for identification of excess.*—Real property (including any separable unit) generally will be identified as excess when:

- a. It is not being used by the accountable agency for program purposes and there are no approved current plans for future use, or
- b. Substantial net savings to the Government would result if properties used for essential purposes could be sold at their current market values and other suitable properties for substantially lower current values substituted for them (see paragraph 7), or
- c. The costs of operation and maintenance are substantially higher than for other suitable properties of equal or less value which could be made available by transfer, permit, purchase, or lease (see paragraph 7).

5. *Acquisition policy:*

a. *Restriction.*—Real property and interests therein will be acquired, within applicable authorities, only as necessary for effective program operation. Agencies will not acquire by any method areas of real property larger than needed for approved programs.

b. *Economic use.*—Prior to the acquisition of real property by purchase, condemnation, construction, or lease, each agency will review its existing holdings to determine (1) that the best economic use is being made of the agency's