

**TITLE VII—ACQUISITION, USE, AND DISPOSITION OF LAND WITHIN
URBAN AREAS BY FEDERAL AGENCIES IN CONFORMITY WITH LAND
UTILIZATION PROGRAMS OF AFFECTED LOCAL GOVERNMENT**

AMENDMENT OF FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT

SEC. 701. The Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 471 et seq.), is amended by adding at the end thereof a new title as follows:

"TITLE VIII—URBAN LAND UTILIZATION

"SHORT TITLE

"SEC. 801. This title may be cited as the 'Federal Urban Land-Use Act'.

"DECLARATION OF PURPOSE AND POLICY

"SEC. 802. It is the purpose of this title to promote more harmonious inter-governmental relations by prescribing uniform policies and procedures whereby the Administrator shall acquire, use, and dispose of land in urban areas in order that urban land transactions entered into for the General Services Administration or on behalf of other Federal agencies shall be consistent with zoning and land-use practices and shall be made to the greatest extent in accordance with planning and development objectives of the local governments and local planning agencies concerned.

"DISPOSAL OF URBAN LANDS

"SEC. 803. (a) Whenever the Administrator contemplates the disposal for or on behalf of any Federal agency of any real property situated within an urban area, he shall, prior to offering such land for sale, give reasonable notice to the head of the governing body of the unit of general local government having jurisdiction over zoning and land-use regulation in the geographical area within which the land or lands are located in order to afford the government the opportunity of zoning for the use of such land in accordance with local comprehensive planning.

"(b) The Administrator, to the greatest practicable extent, shall furnish to all prospective purchasers of such real property, full and complete information concerning—

"(1) current zoning regulations and prospective zoning requirements and objectives for such property when it is unzoned;

"(2) current availability to such property of streets, sidewalks, sewers, water, street lights, and other service facilities and prospective availability of such services if such property is included in comprehensive planning.

"ACQUISITION OR CHANGE OF USE OF REAL PROPERTY

804. (a) To the extent practicable, prior to a commitment to acquire any property situated in an urban area, the Administrator shall notify the unit of general local government exercising zoning and land-use jurisdiction over the property. In the event that the Administrator determines that the proposed acquisition or change of use of any real property situated in an urban area would have an adverse impact on the proposed purchase, he shall, prior to the acquisition, immediately notify such local government of the acquisition and the proposed use of the property.

"(b) In the event of acquisition or change of use of any real property situated in an urban area for public building, the Administrator shall, to the extent practicable—

"(1) consider all objections made to any such acquisition or change of use of government upon the ground that the proposed acquisition or change of use would conflict with the zoning regulations or planning objectives of such units; and

"(2) ensure that the acquisition or change of use of such property is in conformity with and conform to such regulations of the unit of general local government having jurisdiction with respect to the area within which such property is situated and the planning and development objectives of such local government.

"SEC. 805. The procedures prescribed in sections 803 and 804 may be waived during any period of national emergency proclaimed by the President.