

109TH CONGRESS
2^D SESSION

S. 1529

AN ACT

To provide for the conveyance of certain Federal land in
the city of Yuma, Arizona.

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 “City of Yuma Improve-
5 ment Act”.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) CITY.—The term “City” means the city of
4 Yuma, Arizona.

5 (2) FEDERAL LAND.—The term “Federal land”
6 means the Bureau of Reclamation land depicted on
7 the map and more particularly described as—

8 (A) parcels 2 and 3 of tract 1;

9 (B) a portion of parcel 110–73–019;

10 (C) the old Arizona Department of Trans-
11 portation weigh station;

12 (D) portions of blocks 52, 53, 54, and 55;

13 (E) the future drying bed location; and

14 (F) the future Arizona Welcome Center.

15 (3) MAP.—The term “map” means the map en-
16 titled “City of Yuma Proposed Property Ownership”
17 and dated July 25, 2005.

18 (4) NON-FEDERAL LAND.—The term “non-Fed-
19 eral land” means the non-Federal land depicted on
20 the map and generally known as the “Railroad Par-
21 cels”.

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

1 **SEC. 3. CONVEYANCE OF FEDERAL LAND AND NON-FED-**
2 **ERAL LAND.**

3 (a) IN GENERAL.—Subject to valid existing rights,
4 easements, and rights-of-way, and in accordance with this
5 Act, the Secretary shall convey all right, title, and interest
6 of the United States in and to the Federal land to the
7 City in exchange for the non-Federal land.

8 (b) TITLE TO NON-FEDERAL LAND.—

9 (1) IN GENERAL.—On receipt of a deed con-
10 veying to the United States fee simple title to the
11 non-Federal land that meets the requirements under
12 paragraph (2), the Secretary shall record a deed
13 from the United States that conveys to the City fee
14 simple title to the Federal land.

15 (2) REQUIREMENTS.—Title to the non-Federal
16 land shall—

17 (A) conform with the regulations and title
18 approval standards of the Attorney General
19 that are applicable to Federal land acquisitions;
20 and

21 (B) include all valid existing rights, ease-
22 ments, and rights-of-way.

23 (c) ADMINISTRATION OF ACQUIRED LAND.—The
24 Secretary, acting through the Commissioner of Reclama-
25 tion, shall administer the non-Federal land acquired by
26 the Secretary.

1 (d) RELEASE FROM LIABILITY.—Effective on the
2 date of conveyance to the City of the parcel of Federal
3 land under subsection (a), the United States shall not be
4 liable for damages arising out of any act, omission, or oc-
5 currence relating to the Federal land and facilities con-
6 veyed, but shall continue to be liable for damages caused
7 by acts of negligence committed by the United States or
8 by any employee or agent of the United States before the
9 date of conveyance, consistent with chapter 171 of title
10 28, United States Code.

11 (e) ADMINISTRATIVE COSTS.—All administrative
12 costs relating to the conveyance of the Federal land and
13 non-Federal land under subsection (a) shall be paid by the
14 City to the United States.

15 (f) VALUATION, APPRAISALS, AND EQUALIZATION.—

16 (1) IN GENERAL.—The value of the Federal
17 and the non-Federal land—

18 (A) shall be equal, as determined by ap-
19 praisals conducted in accordance with para-
20 graph (2); or

21 (B) if not equal, shall be equalized in ac-
22 cordance with paragraph (3).

23 (2) APPRAISALS.—

1 (A) IN GENERAL.—The Federal land and
2 non-Federal land shall be appraised by an inde-
3 pendent appraiser selected by the Secretary.

4 (B) REQUIREMENTS.—An appraisal con-
5 ducted under subparagraph (A) shall be con-
6 ducted in accordance with—

7 (i) the Uniform Appraisal Standards
8 for Federal Land Acquisition; and

9 (ii) the Uniform Standards of Profes-
10 sional Appraisal Practice.

11 (C) EQUALIZATION OF VALUES.—

12 (i) IN GENERAL.—If the value of the
13 Federal land and the non-Federal land is
14 not equal, the value may be equalized by—

15 (I) the Secretary making a cash
16 equalization payment to the City;

17 (II) the City making a cash
18 equalization payment to the Secretary;
19 or

20 (III) reducing the acreage of the
21 Federal land or non-Federal land, as
22 appropriate.

23 (ii) DISPOSITION OF PROCEEDS.—Any
24 cash equalization payments received by the
25 Secretary under clause (i)(II) shall be de-

1 posited in the general fund of the Treas-
 2 ury.

3 **SEC. 4. CONVEYANCE OF UNITED STATES FISH AND WILD-**
 4 **LIFE SERVICE LAND TO THE CITY OF YUMA.**

5 (a) IN GENERAL.—Subject to valid existing rights,
 6 the Secretary shall convey to the City by quitclaim deed,
 7 all right, title, and interest of the United States in and
 8 to the parcel of United States Fish and Wildlife Service
 9 land located at 356 West First Street, Yuma, Arizona.

10 (b) CONSIDERATION.—In exchange for the convey-
 11 ance of land under subsection (a), the City shall pay to
 12 the Secretary consideration in an amount that reflects the
 13 fair market value of the land conveyed to the City under
 14 that subsection, as determined by an appraisal prepared
 15 in accordance with—

16 (1) the Uniform Appraisal Standards for Fed-
 17 eral Land Acquisitions; and

18 (2) the Uniform Standards of Professional Ap-
 19 praisal Practice.

20 (c) ADMINISTRATIVE COSTS.—Any administrative
 21 costs relating to the conveyance of land under subsection
 22 (a) shall be paid by the City to the United States.

23 (d) DISPOSITION AND USE OF PROCEEDS.—Amounts
 24 paid to the Secretary under subsection (b) shall be avail-

1 able to the Secretary, without further appropriation and
2 until expended, to pay—

3 (1) the administrative costs of the conveyance
4 under subsection (a); and

5 (2) the costs of constructing the Kofa National
6 Wildlife Refuge headquarters and visitor center in
7 Yuma, Arizona.

Passed the Senate December 7, 2006.

Attest:

Secretary.

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