

111TH CONGRESS
1ST SESSION

H. R. 714

AN ACT

To authorize the Secretary of the Interior to lease certain lands in Virgin Islands National Park, 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,*

1 **SECTION 1. CANEEL BAY LEASE AUTHORIZATION.**

2 (a) DEFINITIONS.—In this section:

3 (1) PARK.—The term “Park” means the Virgin
4 Islands National Park.

5 (2) RESORT.—The term “resort” means the
6 Caneel Bay resort on the island of St. John in the
7 Park.

8 (3) RETAINED USE ESTATE.—The term “re-
9 tained use estate” means the retained use estate for
10 the Caneel Bay property on the island of St. John
11 entered into between the Jackson Hole Preserve and
12 the United States on September 30, 1983.

13 (4) SECRETARY.—The term “Secretary” means
14 the Secretary of the Interior.

15 (b) LEASE AUTHORIZATION.—

16 (1) IN GENERAL.—If the Secretary determines
17 that the long-term benefit to the Park would be
18 greater by entering into a lease with the owner of
19 the retained use estate than by authorizing a conces-
20 sion contract upon the termination of the retained
21 use estate, the Secretary may enter into a lease for
22 the operation and management of the resort.

23 (2) ACQUISITIONS.—The Secretary may—

24 (A) acquire associated property from the
25 owner of the retained use estate; and

1 (B) on the acquisition of property under
2 subparagraph (A), administer the property as
3 part of the Park.

4 (3) AUTHORITY.—Except as otherwise provided
5 by this section, a lease shall be in accordance with
6 subsection (k) of section 3 of Public Law 91–383
7 (16 U.S.C. 1a–2(k)), notwithstanding paragraph (2)
8 of that subsection.

9 (4) TERMS AND CONDITIONS.—A lease author-
10 ized under this section shall—

11 (A) be for the minimum number of years
12 practicable, taking into consideration the need
13 for the lessee to secure financing for necessary
14 capital improvements to the resort, but in no
15 event shall the term of the lease exceed 40
16 years;

17 (B) prohibit any transfer, assignment, or
18 sale of the lease or otherwise convey or pledge
19 any interest in the lease with prior written noti-
20 fication to, and approval by the Secretary;

21 (C) ensure that the general character of
22 the resort property remains unchanged, includ-
23 ing a prohibition against—

24 (i) any increase in the overall size of
25 the resort; or

1 (ii) any increase in the number of
2 guest accommodations available at the re-
3 sort;

4 (D) prohibit the sale of partial ownership
5 shares or timeshares in the resort; and

6 (E) include any other provisions deter-
7 mined by the Secretary to be necessary to pro-
8 tect the Park and the public interest.

9 (5) RENTAL AMOUNTS.—In determining the
10 fair market value rental of the lease required under
11 section 3(k)(4) of Public Law 91–383 (16 U.S.C.
12 1a–2(k)(4)), the Secretary shall take into consider-
13 ation—

14 (A) the value of any associated property
15 conveyed to the United States; and

16 (B) the value, if any, of the relinquished
17 term of the retained use estate.

18 (6) USE OF PROCEEDS.—Rental amounts paid
19 to the United States under a lease shall be available
20 to the Secretary, without further appropriation, for
21 visitor services and resource protection within the
22 Park.

23 (7) CONGRESSIONAL NOTIFICATION.—The Sec-
24 retary shall submit a proposed lease under this sec-
25 tion to the Committee on Energy and Natural Re-

1 sources of the Senate and the Committee on Natural
2 Resources of the House of Representatives at least
3 60 days before the effective date of the lease.

4 (8) RENEWAL.—A lease entered into under this
5 section may not be extended or renewed.

6 (9) TERMINATION.—Upon the termination of a
7 lease entered into under this section, if the Secretary
8 determines the continuation of commercial services
9 at the resort to be appropriate, the services shall be
10 provided in accordance with the National Park Serv-
11 ice Concessions Management Improvement Act of
12 1998 (16 U.S.C. 5951 et seq.).

13 (c) RETAINED USE ESTATE.—

14 (1) IN GENERAL.—As a condition of the lease,
15 the owner of the retained use estate shall terminate,
16 extinguish, and relinquish to the Secretary all rights
17 under the retained use estate and shall transfer,
18 without consideration, ownership of improvements
19 on the retained use estate to the National Park
20 Service.

21 (2) APPRAISAL.—

22 (A) IN GENERAL.—The Secretary shall re-
23 quire an appraisal by an independent, qualified
24 appraiser that is agreed to by the Secretary and
25 the owner of the retained use estate to deter-

1 mine the value, if any, of the relinquished term
2 of the retained use estate.

3 (B) REQUIREMENTS.—An appraisal under
4 paragraph (1) shall be conducted in accordance
5 with—

6 (i) the Uniform Appraisal Standards
7 for Federal Land Acquisitions; and

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

 Passed the House of Representatives February 23,
2009.

Attest:

Clerk.

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