

112<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# S. 2061

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IN THE HOUSE OF REPRESENTATIVES

JUNE 6, 2012

Referred to the Committee on the Judiciary

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## AN ACT

To provide for an exchange of land between the Department of Homeland Security and the South Carolina State Ports Authority.

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. SHORT TITLE.**

2 This Act may be cited as the “Former Charleston  
3 Naval Base Land Exchange Act of 2012”.

4 **SEC. 2. DEFINITIONS.**

5 In this Act:

6 (1) **FEDERAL LAND.**—The term “Federal land”  
7 means the parcels consisting of approximately  
8 10.499 acres of land (including improvements) that  
9 are owned by the United States, located on the  
10 former U.S. Naval Base Complex in North Charles-  
11 ton, South Carolina, and included within the  
12 Charleston County Tax Assessor’s Office Tax Map  
13 Number 400–00–00–004, and shown as New Parcel  
14 B in that certain plat of Forsberg Engineering and  
15 Surveying Inc., dated May 25, 2007, entitled in part  
16 “Plat Showing the Subdivision of TMS 400–00–00–  
17 004 into Parcel B and Remaining Residual (Parcel  
18 A).

19 (2) **NON-FEDERAL LAND.**—The term “non-Fed-  
20 eral land” means the 3 parcels of land (including  
21 improvements) authorized to be conveyed to the  
22 United States under this Act.

23 (3) **SECRETARY.**—The term “Secretary” means  
24 the Secretary of Homeland Security.

25 (4) **STATE PORTS AUTHORITY.**—The term  
26 “State Ports Authority” means the South Carolina

1 State Ports Authority, an agency of the State of  
2 South Carolina.

3 **SEC. 3. LAND EXCHANGE.**

4 (a) LAND EXCHANGE.—

5 (1) IN GENERAL.—In exchange for the convey-  
6 ance to the Secretary, by quitclaim deed, of all right,  
7 title, and interest of the State Ports Authority to the  
8 non-Federal land owned by the State Ports Author-  
9 ity, the Secretary is authorized to convey to the  
10 State Ports Authority, by quitclaim deed, all right,  
11 title, and interest of the United States in and to the  
12 Federal land.

13 (2) EXCHANGE.—If the State Ports Authority  
14 offers to convey to the Secretary all right, title, and  
15 interest of the State Ports Authority in and to the  
16 non-Federal parcels identified in subsection (b), the  
17 Secretary—

18 (A) is authorized to accept the offer; and

19 (B) on acceptance of the offer, shall simul-  
20 taneously convey to the State Ports Authority  
21 all right, title, and interest of the United States  
22 in and to approximately 10.499 acres of Fed-  
23 eral land.

1 (b) NON-FEDERAL LAND DESCRIBED.—The non-  
2 Federal land (including improvements) to be conveyed  
3 under this section consists of—

4 (1) the approximately 18.736 acres of land that  
5 is owned by the State Ports Authority, located on S.  
6 Hobson Avenue, and currently depicted in the  
7 Charleston County Tax Assessor’s Office as Tax  
8 Map Number 400–00–00–158, and as New I–48.55  
9 Parcel B, containing 18.736 acres, on the plat re-  
10 corded in the Charleston County RMC Office in Plat  
11 Book EL, at page 280;

12 (2) the approximately 4.069 acres of land that  
13 is owned by the State Ports Authority, located on  
14 Thompson Avenue and the Cooper River, and cur-  
15 rently depicted in the Charleston County Tax Asses-  
16 sor’s Office as Tax Map Number 400–00–00–156,  
17 and as New II–121.44 Parcel C, containing 4.069  
18 acres, on the plat recorded in the Charleston County  
19 RMC Office in Plat Book L09, at pages 0391–393;  
20 and

21 (3) the approximately 2.568 acres of land that  
22 is owned by the State Ports Authority, located on  
23 Partridge Avenue, and currently depicted in the  
24 Charleston County Tax Assessor’s Office as Tax  
25 Map Number 400–00–00–157, and as New II–

1 121.44 Parcel B, containing 2.568 acres, on the plat  
2 recorded in the Charleston County RMC Office in  
3 Plat Book L09, at pages 0391–0393.

4 (c) LAND TITLE.—Title to the non-Federal land con-  
5 veyed to the Secretary under this section shall—

6 (1) be acceptable to the Secretary; and

7 (2) conform to the title approval standards of  
8 the Attorney General of the United States applicable  
9 to land acquisitions by the Federal Government.

10 **SEC. 4. EXCHANGE TERMS AND CONDITIONS.**

11 (a) IN GENERAL.—The conveyance of Federal land  
12 under section 3 shall be subject to—

13 (1) any valid existing rights; and

14 (2) any additional terms and conditions that  
15 the Secretary determines to be appropriate to pro-  
16 tect the interests of the United States.

17 (b) COSTS.—The costs of carrying out the exchange  
18 of land under section 3 shall be shared equally by the Sec-  
19 retary and the State Ports Authority.

20 (c) EQUAL VALUE EXCHANGE.—Notwithstanding the  
21 appraised value of the land exchanged under section 3,  
22 the values of the Federal and non-Federal land in the land  
23 exchange under section 3 shall be considered to be equal.

1 **SEC. 5. BOUNDARY ADJUSTMENT.**

2       On acceptance of title to the non-Federal land by the  
3 Secretary—

4           (1) the non-Federal land shall be added to and  
5 administered as part of the Federal Law Enforce-  
6 ment Training Center; and

7           (2) the boundaries of the Federal Law Enforce-  
8 ment Training Center shall be adjusted to exclude  
9 the exchanged Federal land.

Passed the Senate June 5, 2012.

Attest:

NANCY ERICKSON,

*Secretary.*