

## Union Calendar No. 168

115<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# H. R. 2370

[Report No. 115–236]

To authorize Escambia County, Florida, to convey certain property that was formerly part of Santa Rosa Island National Monument and that was conveyed to Escambia County subject to restrictions on use and reconveyance.

---

### IN THE HOUSE OF REPRESENTATIVES

MAY 4, 2017

Mr. GAETZ introduced the following bill; which was referred to the Committee on Natural Resources

JULY 20, 2017

Additional sponsor: Mr. BROOKS of Alabama

JULY 20, 2017

Committed to the Committee of the Whole House on the State of the Union  
and ordered to be printed

# **A BILL**

To authorize Escambia County, Florida, to convey certain property that was formerly part of Santa Rosa Island National Monument and that was conveyed to Escambia County subject to restrictions on use and reconveyance.

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 “Escambia County  
5 Land Conveyance Act”.

6       **SEC. 2. DEFINITIONS.**

7       In this Act:

8               (1) COUNTY.—The term “County” means  
9       Escambia County, Florida.

10              (2) NON-FEDERAL LAND.—The term “non-Fed-  
11       eral land” means the former Santa Rosa Island Na-  
12       tional Monument land in the State that was con-  
13       veyed by the United States to the County under the  
14       Act of July 30, 1946 (60 Stat. 712, chapter 699),  
15       and by deed dated January 15, 1947.

16              (3) STATE.—The term “State” means the State  
17       of Florida.

18       **SEC. 3. RECONVEYANCE OF NON-FEDERAL LAND TO**  
19               **ESCAMBIA COUNTY, FLORIDA.**

20              (a) IN GENERAL.—Notwithstanding the restrictions  
21       on conveyance in the Act of July 30, 1946 (60 Stat. 712,  
22       chapter 699), and the deed to the non-Federal land from  
23       the United States to the County dated January 15, 1947,  
24       and subject to subsections (c) through (g), the County  
25       may convey all right, title, and interest of the County in

1 and to the non-Federal land or any portion of the non-  
2 Federal land, to any person or entity, without any restric-  
3 tion on conveyance or reconveyance imposed by the United  
4 States in that Act or deed.

5 (b) EFFECT ON LEASEHOLD INTERESTS.—No person  
6 or entity holding a leasehold interest in the non-Federal  
7 land as of the date of enactment of this Act shall be re-  
8 quired to involuntarily accept a fee interest to the non-  
9 Federal land in place of the leasehold interest in the non-  
10 Federal land.

11 (c) CONVEYANCE OF LAND WITHIN SANTA ROSA  
12 COUNTY, FLORIDA.—

13 (1) IN GENERAL.—As a condition of the au-  
14 thority granted to the County to convey the non-  
15 Federal land under subsection (a), all right, title,  
16 and interest of the County in and to any portion of  
17 the non-Federal land that is within the jurisdictional  
18 boundaries of Santa Rosa County, Florida, shall be  
19 conveyed by the County to Santa Rosa County, Flor-  
20 ida, by the date that is 2 years after the date of en-  
21 actment of this Act.

22 (2) REQUIREMENTS.—A conveyance under  
23 paragraph (1) shall—

24 (A) be absolute;

25 (B) terminate—

1 (i) any subjugation of Santa Rosa  
2 County, Florida, to the County; or

3 (ii) any regulation of Santa Rosa  
4 County, Florida, by the County; and

5 (C) be without consideration, except that  
6 the County may require Santa Rosa County,  
7 Florida, to pay the actual costs associated with  
8 the conveyance of the non-Federal land to  
9 Santa Rosa County, Florida.

10 (3) ASSUMPTION OF OWNERSHIP; IMPOSITION  
11 OF RESTRICTIONS.—On conveyance of the non-Fed-  
12 eral land to Santa Rosa County, Florida, under  
13 paragraph (1), Santa Rosa County, Florida—

14 (A) shall assume ownership of the non-  
15 Federal land free of the restrictions on the non-  
16 Federal land described in subsection (g); and

17 (B) may establish any lawful restrictions  
18 on, or criteria for the reconveyance of, the non-  
19 Federal land to any leaseholder of the non-Fed-  
20 eral land.

21 (4) RECONVEYANCE.—Santa Rosa County,  
22 Florida, or any other person to whom Santa Rosa  
23 County, Florida, reconveys the non-Federal land  
24 may reconvey the non-Federal land or any portion of

1 the non-Federal land conveyed to Santa Rosa Coun-  
2 ty, Florida, under paragraph (1).

3 (d) INCORPORATION OR ANNEXATION.—An owner or  
4 leaseholder of the non-Federal land conveyed under this  
5 section may pursue incorporation, annexation, or any  
6 other governmental status for the non-Federal land, if the  
7 owner or leaseholder complies with the legal conditions re-  
8 quired for incorporation, annexation, or the other govern-  
9 mental status.

10 (e) JURISDICTION.—The non-Federal land shall be  
11 subject to the jurisdiction of the county or unit of local  
12 government in which the non-Federal land is located.

13 (f) PROCEEDS.—Any proceeds from the conveyance  
14 of the non-Federal land by the County or Santa Rosa  
15 County, Florida (other than amounts paid for the direct  
16 and incidental costs associated with the conveyance),  
17 under this section shall—

18 (1) be considered to be windfall profits; and

19 (2) revert to the United States.

20 (g) PRESERVATION.—As a condition of the grant of  
21 the authority to convey the non-Federal land under sub-  
22 section (a), the County shall preserve in perpetuity the  
23 areas of the non-Federal land that, as of the date of enact-  
24 ment of this Act, are dedicated for conservation, preserva-  
25 tion, public recreation access, and public parking, in ac-

1 cordance with any resolutions of the Board of Commis-  
2 sioners of the County.

3 (h) DETERMINATION OF COMPLIANCE.—The County  
4 and Santa Rosa County, Florida—

5 (1) except as provided in subsection (c)(1), shall  
6 not be subject to a deadline or requirement to make  
7 any conveyance or reconveyance of the non-Federal  
8 land authorized under this section; and

9 (2) may establish terms for the conveyance or  
10 reconveyance of the non-Federal land authorized  
11 under this section, subject to this Act and applicable  
12 State law.

Union Calendar No. 168

115<sup>TH</sup> CONGRESS  
1<sup>ST</sup> Session

**H. R. 2370**

[Report No. 115-236]

**A BILL**

To authorize Escambia County, Florida, to convey certain property that was formerly part of Santa Rosa Island National Monument and that was conveyed to Escambia County subject to restrictions on use and reconveyance.

JULY 20, 2017

Committed to the Committee of the Whole House on the State of the Union and ordered to be printed