

116TH CONGRESS  
1ST SESSION

# S. 243

To authorize, direct, expedite, and facilitate a land exchange in Bullhead City, Arizona, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

JANUARY 28, 2019

Ms. MCSALLY (for herself and Ms. SINEMA) introduced the following bill; which was read twice and referred to the Committee on Energy and Natural Resources

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## A BILL

To authorize, direct, expedite, and facilitate a land exchange in Bullhead City, Arizona, 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,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Black Mountain Range  
5 and Bullhead City Land Exchange Act of 2019”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) CITY.—The term “City” means Bullhead  
9 City, Arizona.

1           (2) FEDERAL LAND.—The term “Federal land”  
2 means the approximately 345.2 acres of land in  
3 Bullhead City, Arizona, generally depicted as “Fed-  
4 eral Land to be exchanged to Bullhead City” on the  
5 Map.

6           (3) MAP.—The term “Map” means the map en-  
7 titled “Bullhead City Land Exchange” and dated  
8 August 24, 2018.

9           (4) NON-FEDERAL LAND.—The term “non-Fed-  
10 eral land” means the approximately 1,100 acres of  
11 land owned by Bullhead City in the Black Mountain  
12 Range generally depicted as “Bullhead City Land to  
13 be Exchanged to BLM” on the Map.

14           (5) SECRETARY.—The term “Secretary” means  
15 the Secretary of the Interior.

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

17           (a) IN GENERAL.—If after December 15, 2020, the  
18 City offers to convey to the Secretary all right, title, and  
19 interest of the City in and to the non-Federal land, the  
20 Secretary shall accept the offer and simultaneously convey  
21 to the City all right, title, and interest of the United States  
22 in and to the Federal land.

23           (b) LAND TITLE.—Title to the non-Federal land con-  
24 veyed to the Secretary under this Act shall be in a form  
25 acceptable to the Secretary and shall conform to the title

1 approval standards of the Attorney General of the United  
2 States applicable to land acquisitions by the Federal Gov-  
3 ernment.

4 (c) EXCHANGE COSTS.—The City shall pay for all  
5 land survey, appraisal, and other costs to the Secretary  
6 as may be necessary to process and consummate the ex-  
7 change under this Act.

8 **SEC. 4. EQUAL VALUE EXCHANGE AND APPRAISALS.**

9 (a) APPRAISALS.—The values of the lands to be ex-  
10 changed under this Act shall be determined by the Sec-  
11 retary through appraisals performed—

12 (1) in accordance with—

13 (A) the Uniform Appraisal Standards for  
14 Federal Land Acquisitions;

15 (B) the Uniform Standards of Professional  
16 Appraisal Practice; and

17 (C) appraisal instructions issued by the  
18 Secretary; and

19 (2) by an appraiser mutually agreed to by the  
20 Secretary and the City.

21 (b) EQUAL VALUE EXCHANGE.—The values of the  
22 Federal and non-Federal land parcels exchanged shall be  
23 equal, or if they are not equal, shall be equalized as fol-  
24 lows:

1           (1) SURPLUS OF FEDERAL LAND VALUE.—If  
2           the final appraised value of the Federal land exceeds  
3           the final appraised value of the non-Federal land,  
4           the City shall reduce the amount of land it is re-  
5           questing from the Federal Government in order to  
6           create an equal value in accordance with section  
7           206(b) of the Federal Land Policy and Management  
8           Act of 1976 (43 U.S.C. 1716(b)). Land that is not  
9           exchanged because of equalization under this para-  
10          graph shall remain subject to lease under the Act of  
11          June 14, 1926 (commonly known as the “Recreation  
12          and Public Purposes Act”) (44 Stat. 741, chapter  
13          578; 43 U.S.C. 869 et seq.).

14          (2) USE OF FUNDS.—Any cash equalization  
15          moneys received by the Secretary under paragraph  
16          (1) shall be—

17                 (A) deposited in the Federal Land Dis-  
18                 posal Account established by section 206(a) of  
19                 the Federal Land Transaction Facilitation Act  
20                 (43 U.S.C. 2305(a)); and

21                 (B) used in accordance with that Act (43  
22                 U.S.C. 2301 et seq.).

23          (3) SURPLUS OF NON-FEDERAL LAND VALUE.—  
24          If the final appraised value of the non-Federal land  
25          exceeds the final appraised value of the Federal

1 land, the United States shall not make a cash  
2 equalization payment to the City, and surplus value  
3 of the non-Federal land shall be considered a dona-  
4 tion by the City to the United States for all pur-  
5 poses of law.

6 **SEC. 5. WITHDRAWAL PROVISIONS.**

7 Lands acquired by the Secretary under this Act are,  
8 upon such acquisition, automatically and permanently  
9 withdrawn from all forms of appropriation and disposal  
10 under the public land laws (including the mining and min-  
11 eral leasing laws) and the Geothermal Steam Act of 1930  
12 (30 U.S.C. 1001 et seq.).

13 **SEC. 6. MAPS, ESTIMATES, AND DESCRIPTIONS.**

14 (a) **MINOR ERRORS.**—The Secretary and the City  
15 may, by mutual agreement—

16 (1) make minor boundary adjustments to the  
17 Federal and non-Federal lands involved in the ex-  
18 change; and

19 (2) correct any minor errors in any map, acre-  
20 age estimate, or description of any land to be ex-  
21 changed.

22 (b) **CONFLICT.**—If there is a conflict between a map,  
23 an acreage estimate, or a description of land under this  
24 Act, the map shall control unless the Secretary and the  
25 City mutually agree otherwise.

1       (c) AVAILABILITY.—The Secretary shall file and  
2 make available for public inspection in the Arizona head-  
3 quarters of the Bureau of Land Management a copy of  
4 all maps referred to in this Act.

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