

podcasts, virtual field trips, and a Climate Action Heroes Digital Exhibit, among other resources.

When the museum does open, capacity will be restricted by at least 70 percent under social distancing guidelines. Due to the anticipated reduction in capacity, the museum is estimating operating revenues will amount to only 30 percent of the original goal for next year. Once returned to full capacity, the museum expects to serve half a million visitors a year, filling the STEAM content void in our Nation's Capital and throughout the country.

Despite the many benefits it brings to the Nation's Capital, the museum is an outlier. It is the only congressionally designated museum expected to pay rent in a Federal building. This bill will allow the museum to remain in its current Federal location and allow staff to focus on bringing 21st century STEAM learning techniques to the Nation's Capital.

Mr. Speaker, I strongly urge my colleagues to support this bill, and I reserve the balance of my time.

Mr. ROUZER. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, H.R. 5919 directs GSA to provide rent relief to the National Children's Museum currently housed in the Federal Ronald Reagan Building and International Trade Center. This bill will provide the National Children's Museum with similar relief afforded to other congressionally designated museums. I want to thank the fine gentleman from Illinois (Mr. RODNEY DAVIS) for working with Ms. NORTON on this bipartisan piece of legislation.

Mr. Speaker, I urge support for this legislation, and I reserve the balance of my time.

Ms. NORTON. Mr. Speaker, I yield such time as he may consume to the gentleman from Virginia (Mr. BEYER), who is my good friend from our region.

Mr. BEYER. Mr. Speaker, I rise in support of the National Children's Museum Act. I give great thanks to ELEANOR HOLMES NORTON, RODNEY DAVIS, PETER DEFAZIO, and others who worked so hard on this legislation.

Children's museums are extraordinary gifts for the life of the mind. We give our kids imaginations, dreams, possibilities, and whole new universes. Children's museums change the trajectories of their lives, and this is the legacy of the National Children's Museum in the Nation's Capital.

For decades, the museum was much beloved in the city. We often took our kids to the old convent in northeast D.C., but after moving in 2004 in order to grow, it has been fighting to get back to its roots ever since.

We are lucky to have it located now in the Ronald Reagan Building and International Trade Center, again in the heart of D.C., but still it faces barriers to reach its past success.

Even though this august body made it a congressionally designated museum in 2003, it is the only such con-

gressionally designated museum expected to pay rent in a Federal building. With this bill, the nonprofit museum will be able to thrive and remain financially viable and accessible to our Nation's children and work with the GSA in a way that makes sense.

Mr. Speaker, I urge my friends not just to vote for this bill, but after we have crushed the pandemic to bring their children and grandchildren to be thrilled and inspired by our National Children's Museum.

Mr. ROUZER. Mr. Speaker, I yield 3 minutes to the gentleman from Illinois (Mr. RODNEY DAVIS), who is my good friend.

Mr. RODNEY DAVIS of Illinois. Mr. Speaker, I thank my good friend, Mr. ROUZER, for the time, and I do want to say thank you to my colleague and partner on the Highways and Transit Subcommittee, Ms. HOLMES NORTON, and also to Mr. BEYER and all who work to make sure that we are here today to do what is right.

We are here to make sure that the National Children's Museum here in Washington, D.C., is able, because of the COVID-19 pandemic, to still be able to provide the entertainment and offer its offerings of activities to our kids, not just here in Washington, D.C., but throughout this great country.

Today is the day we can celebrate in a bipartisan way so that we can allow GSA to give them a break, to help this community, and to help them find some sense of normalcy by being able to safely attend and participate in the activities of the National Children's Museum.

Pre-pandemic, the museum offered our children the ability to interact with exhibits focused on science, technology, engineering, arts and math. This allowed our kids to be able to foster a greater appreciation for STEM fields.

Who knows?

The next great member of the next pandemic response team could have had their interest piqued in working in science by going to the children's museum here in Washington, D.C.

We need STEM education now more than ever, and this is an opportunity to show the world that Republicans and Democrats in this institution can agree to get things done.

I thank Ms. HOLMES NORTON for working with me and working with all of us on this very important piece of legislation, and I ask my colleagues to support it.

Ms. NORTON. Mr. Speaker, I have no further speakers, and I reserve the balance of my time.

Mr. ROUZER. Mr. Speaker, in closing, H.R. 5919 will provide much-needed rental relief for the National Children's Museum consistent with the policy for other congressionally designated museums.

Mr. Speaker, I again want to thank Ranking Member DAVIS for his work on this legislation.

Mr. Speaker, I urge its support, and I yield back the balance of my time.

Ms. NORTON. Mr. Speaker, I urge my colleagues to support this legislation, and I yield back the balance of my time.

The SPEAKER pro tempore. The question is on the motion offered by the gentlewoman from the District of Columbia (Ms. NORTON) that the House suspend the rules and pass the bill, H.R. 5919, as amended.

The question was taken; and (two-thirds being in the affirmative) the rules were suspended and the bill, as amended, was passed.

A motion to reconsider was laid on the table.

#### SECURE FEDERAL LEASES FROM ESPIONAGE AND SUSPICIOUS ENTANGLEMENTS ACT

Ms. NORTON. Mr. Speaker, I move to suspend the rules and pass the bill (S. 1869) to require the disclosure of ownership of high-security space leased to accommodate a Federal agency, and for other purposes, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

S. 1869

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. SHORT TITLE; FINDINGS.

(a) SHORT TITLE.—This Act may be cited as the “Secure Federal Leases from Espionage And Suspicious Entanglements Act” or the “Secure Federal LEASEs Act”.

(b) FINDINGS.—Congress finds that—

(1) the Government Accountability Office has reported that the Federal Government often leases high-security space from private sector landlords;

(2) the General Services Administration collects highest-level and immediate ownership information through the System for Award Management, but it is not currently required to collect beneficial ownership information and lacks an adequate system for doing so;

(3) the General Services Administration and Federal agencies with leasing authority may not know if foreign owners have a stake in the buildings leased by the agencies, either through foreign-incorporated legal entities or through ownership in United States-incorporated legal entities, even when the leased space is used for classified operations or to store sensitive data; and

(4) according to a report of the Government Accountability Office, dated January 2017, that examined the risks of foreign ownership of Government-leased real estate, “leasing space in foreign-owned buildings could present security risks such as espionage and unauthorized cyber and physical access”.

#### SEC. 2. DEFINITIONS.

In this Act:

(1) BENEFICIAL OWNER.—

(A) IN GENERAL.—Except as provided in subparagraph (B), the term “beneficial owner” means, with respect to a covered entity, each natural person who, directly or indirectly, through any contract, arrangement, understanding, relationship, or otherwise—

(i) exercises control over the covered entity; or

(ii) has a substantial interest in or receives substantial economic benefits from the assets of the covered entity.

(B) EXCEPTIONS.—The term “beneficial owner” does not include, with respect to a covered entity—

(i) a minor child;

(ii) a person acting as a nominee, intermediary, custodian, or agent on behalf of another person;

(iii) a person acting solely as an employee of the covered entity and whose control over or economic benefits from the covered entity derives solely from the employment status of the person;

(iv) a person whose only interest in the covered entity is through a right of inheritance, unless the person also meets the requirements of subparagraph (A); or

(v) a creditor of the covered entity, unless the creditor also meets the requirements of subparagraph (A).

(C) **ANTI-ABUSE RULE.**—The exceptions under subparagraph (B) shall not apply if used for the purpose of evading, circumventing, or abusing the requirements of this Act.

(2) **CONTROL.**—The term “control” means, with respect to a covered entity—

(A) having the authority or ability to determine how a covered entity is utilized; or

(B) having some decision-making power for the use of a covered entity.

(3) **COVERED ENTITY.**—The term “covered entity” means—

(A) a person, corporation, company, business association, partnership, society, trust, or any other nongovernmental entity, organization, or group; or

(B) any governmental entity or instrumentality of a government.

(4) **EXECUTIVE AGENCY.**—The term “Executive agency” has the meaning given the term in section 105 of title 5, United States Code.

(5) **FEDERAL AGENCY.**—The term “Federal agency” means any Executive agency or any establishment in the legislative or judicial branch of the Government.

(6) **FEDERAL LESSEE.**—The term “Federal lessee” means—

(A) means the Administrator of General Services, the Architect of the Capitol, or the head of any Federal agency, other than the Department of Defense, that has independent statutory leasing authority; and

(B) does not include the head of an element of the intelligence community.

(7) **FEDERAL TENANT.**—The term “Federal tenant” means—

(A) means a Federal agency that is occupying or will occupy a high-security leased space for which a lease agreement has been secured on behalf of the Federal agency; and

(B) does not include an element of the intelligence community.

(8) **FOREIGN ENTITY.**—The term “foreign entity” means a covered entity that is headquartered or incorporated in a country that is not the United States.

(9) **FOREIGN PERSON.**—The term “foreign person” means an individual who is not a United States person.

(10) **HIGH-SECURITY LEASED SPACE.**—The term “high-security leased space” means a space leased by a Federal lessee that—

(A) will be occupied by Federal employees for nonmilitary activities; and

(B) has a facility security level of III, IV, or V, as determined by the Federal tenant in consultation with the Interagency Security Committee, the Department of Homeland Security, and the General Services Administration.

(11) **HIGHEST-LEVEL OWNER.**—The term “highest-level owner” means the entity that owns or controls an immediate owner of the offeror of a lease, or that owns or controls 1 or more entities that control an immediate owner of the offeror.

(12) **IMMEDIATE OWNER.**—The term “immediate owner” means an entity, other than the offeror of a lease, that has direct control of the offeror, including ownership or interlocking management, identity of interests

among family members, shared facilities and equipment, and the common use of employees.

(13) **INTELLIGENCE COMMUNITY.**—The term “intelligence community” has the meaning given the term in section 3 of the National Security Act of 1947 (50 U.S.C. 3003).

(14) **SUBSTANTIAL ECONOMIC BENEFITS.**—The term “substantial economic benefits” means, with respect to a natural person described in paragraph (1)(A)(ii), having an entitlement to the funds or assets of a covered entity that, as a practical matter, enables the person, directly or indirectly, to control, manage, or direct the covered entity.

(15) **UNITED STATES PERSON.**—The term “United States person” means an individual who—

(A) is a citizen of the United States; or

(B) is an alien lawfully admitted for permanent residence in the United States.

(16) **WIDELY HELD.**—The term “widely held” means a fund that has not less than 100 natural persons as direct or indirect investors.

### **SEC. 3. DISCLOSURE OF OWNERSHIP OF HIGH-SECURITY SPACE LEASED FOR FEDERAL AGENCIES.**

(a) **REQUIRED DISCLOSURES.**—Before entering into a lease agreement with a covered entity or approving a novation agreement with a covered entity involving a change of ownership under a lease that will be used for high-security leased space, a Federal lessee shall require the covered entity to identify and disclose whether the immediate or highest-level owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign entity, including the country associated with the ownership entity.

(b) **NOTIFICATION.**—If a disclosure is made under subsection (a), the Federal lessee shall notify the Federal tenant of the building or other improvement that will be used for high-security space in writing, and consult with the Federal tenant, regarding security concerns and necessary mitigation measures, if any, prior to award of the lease or approval of the novation agreement.

(c) **TIMING.**—

(1) **IN GENERAL.**—A Federal lessee shall require a covered entity to provide the information described in subsection (a) when first submitting a proposal in response to a solicitation for offers issued by the Federal lessee.

(2) **UPDATES.**—A Federal lessee shall require a covered entity to submit an update of the information described in subsection (a) annually, beginning on the date that is 1 year after the date on which the Federal tenant began occupancy, with information including—

(A) the list of immediate or highest-level owners of the covered entity during the preceding 1-year period of Federal occupancy; or

(B) the information required to be provided relating to each such immediate or highest-level owner.

### **SEC. 4. IMMEDIATE, HIGHEST-LEVEL, AND BENEFICIAL OWNERS.**

(a) **PLAN.**—The General Services Administration, in coordination with the Office of Management and Budget, shall develop a Government-wide plan for agencies (as such term is defined in section 551 of title 5, United States Code) for identifying all immediate, highest-level, or beneficial owners of high-security leased spaces before entering into a lease agreement with a covered entity for the accommodation of a Federal tenant in a high-security leased space.

(b) **REQUIREMENTS.**—

(1) **CONTENTS.**—The plan described in subsection (a) shall include a process for collecting and utilizing the following information on each immediate, highest-level, or beneficial owner of a high-security leased space:

(A) Name.

(B) Current residential or business street address.

(C) An identifying number or document that verifies identity as a United States person, foreign person, or foreign entity.

(2) **DISCLOSURES AND NOTIFICATIONS.**—The plan described in subsection (a) shall—

(A) require the disclosure of any immediate, highest-level, or beneficial owner that is a foreign person;

(B) require that, if the Federal lessee is assigning the building or other improvement that will be used for high-security space to a Federal tenant, the Federal tenant shall be notified of the disclosure described in subparagraph (A); and

(C) exclude collecting ownership information on widely held pooled-investment vehicles, mutual funds, trusts, or other pooled-investment vehicles.

(c) **REPORT AND IMPLEMENTATION.**—The General Services Administration shall—

(1) not later than 1 year after the date of enactment of this Act, submit the plan described in subsection (a) to the Committee on Homeland Security and Governmental Affairs of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives;

(2) not later than 2 years after the date of enactment of this Act, implement the plan described in subsection (a); and

(3) not later than 1 year after the implementation of the plan described in subsection (a), and each year thereafter for years, submit a report to the Committee on Homeland Security and Governmental Affairs of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives on the status of the implementation of the plan, including the number of disclosures made under subsection (b)(2).

### **SEC. 5. OTHER SECURITY AGREEMENTS FOR LEASED SPACE.**

A lease agreement between a Federal lessee and a covered entity for the accommodation of a Federal agency in a building or other improvement that will be used for high-security leased space shall include language that provides that—

(1) the covered entity and any member of the property management company who may be responsible for oversight or maintenance of the high-security leased space shall not—

(A) maintain access to the high-security leased space; or

(B) have access to the high-security leased space without prior approval from the Federal tenant;

(2) access to the high-security leased space or any property or information located within that space will only be granted by the Federal tenant if the Federal tenant determines that the access is clearly consistent with the mission and responsibilities of the Federal tenant; and

(3) the Federal lessee shall have written procedures in place, signed by the Federal lessee and the covered entity, governing access to the high-security leased space in case of emergencies that may damage the leased property.

### **SEC. 6. AGENCY NOTIFICATIONS.**

Not later than 60 days after the date of enactment of this Act, the Administrator of General Services, in consultation with the Office of Management and Budget, shall provide notification to relevant Executive branch agencies with independent leasing authorities of the requirements of this Act.

### **SEC. 7. APPLICABILITY.**

Except where otherwise provided, this Act shall apply with respect to any lease or novation agreement entered into on or after the date that is 6 months after the date of enactment of this Act.

The SPEAKER pro tempore. Pursuant to the rule, the gentlewoman from the District of Columbia (Ms. NORTON) and the gentleman from North Carolina (Mr. ROUZER) each will control 20 minutes.

The Chair recognizes the gentlewoman from the District of Columbia.

GENERAL LEAVE

Ms. NORTON. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days within which to revise and extend their remarks and include extraneous material on S. 1869, as amended.

The SPEAKER pro tempore. Is there objection to the request of the gentlewoman from the District of Columbia? There was no objection.

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Ms. NORTON. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I rise in support of S. 1869, the Secure Federal Leases from Espionage and Suspicious Entanglement Act, or the Secure Federal LEASES Act, introduced by Senator PETERS from Michigan.

In 2017, the Government Accountability Office published a report that found that several Federal agencies were unknowingly leasing office space in foreign-owned properties, some of which were used for high-security purposes. While the General Services Administration subsequently implemented some policies to improve this lack of awareness, more needs to be done.

S. 1869, the Secure Federal LEASES Act, requires agencies to verify the identity of a property's immediate or highest level owners if the space will be used for high-security purposes. It does this by requiring a property's owner to identify and disclose whether they are a foreign person or entity, or if they are financed by foreign persons or entities, before the Federal agency enters into a new or amended lease agreement.

The bill also requires GSA and other agencies to include provisions in future leases for high-security spaces that will require owners to agree to having limited access, except where allowed by the tenant agency.

To tackle the issue of foreign beneficial owners, this bill also directs GSA to develop a governmentwide system that will enable Federal property managers to collect individual information about each beneficial owner of a property—including name, address, and some government-issued identification—within 2 years of passage. This would allow for the identification and disclosure of foreign ownership that might otherwise elude detection under GSA's current system.

GSA has made some positive changes in response to the 2017 GAO report on this issue, but this legislation ensures that their best-practice policies are followed uniformly by all agencies, particularly those with independent leasing authority, and improved going forward.

While a lessor may be approved by the Federal Government, it may not be appropriate for an agency to lease a high-security space from the lessor. This legislation will require agencies to evaluate the risks of doing so. By developing a new, more rigorous beneficial owner identification system, the Federal Government can be more vigilant in ensuring that foreign governments do not have access to our most sensitive leased properties.

Mr. Speaker, I support this legislation and urge my colleagues to do the same, and I reserve the balance of my time.

Mr. ROUZER. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, S. 1869, the Secure Federal LEASES Act, would require entities that lease commercial space to high-security Federal agencies to identify any foreign ownership interest in the property.

In 2017, the General Accountability Office issued a report revealing that there was insufficient information on the ownership of certain high-security federally leased buildings.

The GAO recommended additional information be collected and reported to tenant Federal agencies to determine if security precautions are necessary. The General Services Administration, GSA, has already taken steps to address the vulnerabilities raised by GAO, and this bill will help support those efforts.

S. 1869 would require Federal agencies with leasing authority to collect this information to improve the security of Federal facilities.

I thank the sponsors of this legislation for working with us on amendments to this bill that will help to ensure its effectiveness.

Mr. Speaker, S. 1869 will help identify any foreign ownership interest in proposed leases for high-security agencies and improve the security of sensitive Federal facilities.

Mr. Speaker, I urge support for this legislation, and I yield back the balance of my time.

Ms. NORTON. Mr. Speaker, I urge my colleagues to support this legislation, and I yield back the balance of my time.

The SPEAKER pro tempore. The question is on the motion offered by the gentlewoman from the District of Columbia (Ms. NORTON) that the House suspend the rules and pass the bill, S. 1869, as amended.

The question was taken; and (two-thirds being in the affirmative) the rules were suspended and the bill, as amended, was passed.

A motion to reconsider was laid on the table.

#### PREVENTING DISASTER REVICTIMIZATION ACT

Ms. NORTON. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 5953) to amend the Disaster Recovery Reform Act of 2018 to require

the Administrator of the Federal Emergency Management Agency to waive certain debts owed to the United States related to covered assistance provided to an individual or household, and for other purposes, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 5953

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. SHORT TITLE.

This Act may be cited as the “Preventing Disaster Revictimization Act”.

#### SEC. 2. FLEXIBILITY.

Section 1216(a) of the Disaster Recovery Reform Act of 2018 (42 U.S.C. 5174a(a)) is amended—

(1) by amending paragraph (2)(A) to read as follows:

“(A) except as provided in subparagraph (B), shall—

“(i) waive a debt owed to the United States related to covered assistance provided to an individual or household if the covered assistance was distributed based on an error by the Agency and such debt shall be construed as a hardship; and

“(ii) waive a debt owed to the United States related to covered assistance provided to an individual or household if such assistance is subject to a claim or legal action, including in accordance with section 317 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5160); and”;

and

(2) in paragraph (3)(B)—

(A) by striking “REMOVAL OF” and inserting “REPORT ON”; and

(B) in clause (ii) by striking “the authority of the Administrator to waive debt under paragraph (2) shall no longer be effective” and inserting “the Administrator shall report to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Homeland Security and Governmental Affairs of the Senate actions that the Administrator will take to reduce the error rate”.

#### SEC. 3. REPORT TO CONGRESS.

The Administrator of the Federal Emergency Management Agency shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Homeland Security and Governmental Affairs of the Senate a report containing a description of the internal processes used to make decisions regarding the distribution of covered assistance under section 1216 of the Disaster Recovery and Reform Act of 2018 (42 U.S.C. 5174a) and any changes made to such processes.

#### SEC. 4. DETERMINATION OF BUDGETARY EFFECTS.

The budgetary effects of this Act, for the purpose of complying with the Statutory Pay-As-You-Go Act of 2010, shall be determined by reference to the latest statement titled “Budgetary Effects of PAYGO Legislation” for this Act, submitted for printing in the Congressional Record by the Chairman of the House Budget Committee, provided that such statement has been submitted prior to the vote on passage.

The SPEAKER pro tempore. Pursuant to the rule, the gentlewoman from the District of Columbia (Ms. NORTON) and the gentleman from Missouri (Mr. GRAVES) each will control 20 minutes.

The Chair recognizes the gentlewoman from the District of Columbia.

GENERAL LEAVE

Ms. NORTON. Mr. Speaker, I ask unanimous consent that all Members