

119TH CONGRESS  
1ST SESSION

# S. 3493

To provide for the conveyance of certain Federal land in Carson City, Nevada,  
and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

DECEMBER 16, 2025

Ms. ROSEN 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 provide for the conveyance of certain Federal land in  
Carson City, Nevada, 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 “Carson City Public  
5       Land Correction Act”.

6       **SEC. 2. DEFINITIONS.**

7       In this Act:

8               (1) **ACCOUNT.**—The term “Account” means the  
9       Carson City Special Account established by section  
10       2601(e)(1)(B) of the Omnibus Public Land Manage-

1       ment Act of 2009 (Public Law 111–11; 123 Stat.  
2       1113).

3           (2) CITY.—The term “City” means Carson  
4       City, Nevada.

5           (3) MAP.—The term “Map” means the map en-  
6       titled “Carson City OPLMA Lands 2025” and dated  
7       December 11, 2025.

8           (4) SECRETARY.—The term “Secretary”  
9       means—

10           (A) the Secretary of Agriculture, with re-  
11       spect to National Forest System land; and

12           (B) the Secretary of the Interior, with re-  
13       spect to other Federal land.

14   **SEC. 3. CONVEYANCE TO CARSON CITY, NEVADA.**

15       (a) IN GENERAL.—Notwithstanding sections 202 and  
16       203 of the Federal Land Policy and Management Act of  
17       1976 (43 U.S.C. 1712, 1713), at the request of the City,  
18       the Secretary shall convey to the City, subject to valid ex-  
19       isting rights, for no consideration, all right, title, and in-  
20       terest of the United States in and to approximately 1,288  
21       acres of Federal land in the State depicted as “Lands to  
22       acquire” on the Map.

23       (b) USE.—The City shall use the Federal land con-  
24       veyed under subsection (a) for public purposes consistent  
25       with uses allowed under the Act of June 14, 1926 (com-

1 monly known as the “Recreation and Public Purposes  
2 Act”) (44 Stat. 741, chapter 578; 43 U.S.C. 869 et seq.),  
3 including recreation and flood mitigation.

4 (c) COSTS.—Any costs relating to the conveyance  
5 under subsection (a), including costs of surveys, apprais-  
6 als, and environmental response and restoration and ad-  
7 ministrative costs (including closing fees) shall be paid by  
8 the City.

9 (d) REVERSION.—If a parcel of Federal land con-  
10 veyed to the City under subsection (a) ceases to be used  
11 for a purpose described in subsection (b), the parcel of  
12 Federal land shall, at the discretion of the Secretary, re-  
13 vert to the United States.

14 **SEC. 4. CARSON CITY STREET CONNECTOR CONVEYANCE.**

15 (a) IN GENERAL.—At the request of the City, the  
16 Secretary shall convey to the City, subject to valid existing  
17 rights, for no consideration, all right, title, and interest  
18 of the United States in and to approximately .45 acres  
19 of Federal land depicted as “Lands to acquire” on the  
20 Map.

21 (b) USE.—The City shall use the Federal land con-  
22 veyed under subsection (a) for the expansion of a roadway.

23 (c) COSTS.—Any costs relating to the conveyance  
24 under subsection (a), including costs of surveys, apprais-  
25 als, and environmental response and restoration and ad-

1 ministrative costs (including closing fees) shall be paid by  
2 the City.

3 (d) PUBLIC SAFETY CONDITIONS.—Not later than  
4 90 days after the date of the conveyance under subsection  
5 (a), the City, in consultation with the Secretary, shall con-  
6 struct a crosswalk across South Curry Street to allow for  
7 continued access to the Carson Ranger District Office of  
8 the Forest Service.

9 (e) ENVIRONMENTAL RESPONSE AND RESTORA-  
10 TION.—For purposes of the conveyances of the parcels of  
11 Federal land under subsection (a), the Secretary—

12 (1) shall meet disclosure requirements for haz-  
13 ardous substances, pollutants, or contaminants  
14 under section 120(h) of the Comprehensive Environ-  
15 mental Response, Compensation, and Liability Act  
16 of 1980 (42 U.S.C. 9620(h)); and

17 (2) shall not otherwise be required—

18 (A) to remediate or abate the hazardous  
19 substances, pollutants, or contaminants;

20 (B) to remediate or abate the presence of  
21 solid and hazardous waste and materials that  
22 may be required by applicable Federal, State,  
23 and local environmental laws (including regula-  
24 tions); or

1 (C) to remove any improvements from the  
2 parcels of Federal land to be conveyed.

3 (f) SURVEY.—The exact acreage and legal description  
4 of the Federal land to be conveyed by the Secretary under  
5 this section shall be determined by a survey satisfactory  
6 to the Secretary.

7 (g) MAPS AND LEGAL DESCRIPTIONS.—

8 (1) IN GENERAL.—As soon as practicable after  
9 the date of enactment of this Act, the Secretary  
10 shall finalize maps and legal descriptions of the par-  
11 cels of Federal land to be conveyed under section 3  
12 and this section.

13 (2) AVAILABILITY.—The maps and legal de-  
14 scriptions finalized under paragraph (1) shall be on  
15 file and available for public inspection in appropriate  
16 offices of the Bureau of Land Management or the  
17 Forest Service, as applicable.

18 (3) CORRECTIONS.—The Secretary and the City  
19 may, by mutual agreement—

20 (A) make minor boundary adjustments to  
21 the parcels of Federal land to be conveyed  
22 under section 3 and this section; and

23 (B) correct any minor errors, including  
24 clerical and typographical errors, on the maps,  
25 the acreage estimates, or the legal descriptions

1 of the parcels of Federal land to be conveyed  
2 under section 3 and this section.

3 **SEC. 5. DISPOSAL OF FEDERAL LAND.**

4 (a) DISPOSAL.—Subject to valid existing rights and  
5 notwithstanding sections 202 and 203 of the Federal  
6 Land Policy and Management Act of 1976 (43 U.S.C.  
7 1712, 1713), the Secretary shall conduct 1 or more sales  
8 of the Federal land described in subsection (b) to qualified  
9 bidders.

10 (b) DESCRIPTION OF LAND.—The Federal land re-  
11 ferred to in subsection (a) is the approximately 360 acres  
12 of Federal land depicted as “BLM Owned lands to dis-  
13 pose” on the Map.

14 (c) COSTS.—Any costs relating to the disposal of  
15 Federal land under subsection (a), including costs of sur-  
16 veys and administrative costs, shall be paid by the party  
17 entering into the disposal agreement with the Bureau of  
18 Land Management for the 1 or more applicable parcels  
19 of Federal land.

20 (d) CONDITIONS.—On disposal of the Federal land  
21 under subsection (a), the City shall retain—

22 (1) an existing public utility easement concur-  
23 rent with Koontz Lane and Conti Drive, which pro-  
24 vides waterlines and access to the water tank and

1 trailhead immediately east of the applicable parcels  
 2 of Federal land; and

3 (2) an existing drainage easement for a future  
 4 detention basin located on APN 010–152–06 de-  
 5 picted as “Lands for BLM Disposal” on the Map.

6 **SEC. 6. TRANSFER OF LAND TO THE UNITED STATES.**

7 (a) CONVEYANCE.—If the City offers to convey to the  
 8 Secretary of the Interior all right and title of the City in  
 9 and to the land described in subsection (b), not later than  
 10 1 year after the date of the offer, the Secretary shall ac-  
 11 cept the offer.

12 (b) DESCRIPTION OF LAND.—The land referred to in  
 13 subsection (a) is the approximately 20 acres depicted as  
 14 “Lands to Dispose” on the Map.

15 (c) DISPOSAL.—Subject to valid existing rights and  
 16 notwithstanding sections 202 and 203 of the Federal  
 17 Land Policy and Management Act of 1976 (43 U.S.C.  
 18 1712, 1713), the Secretary of the Interior shall conduct  
 19 1 or more sales to qualified bidders of the land conveyed  
 20 to the Secretary of the Interior under subsection (a).

21 (d) COSTS.—

22 (1) COSTS RELATED TO CONVEYANCE.—Any  
 23 costs relating to the conveyance of the land under  
 24 subsection (a), including costs of surveys and admin-  
 25 istrative costs, shall be paid by the City.

1           (2) COSTS RELATED TO DISPOSAL.—Any costs  
 2 relating to the disposal of the land under subsection  
 3 (c), including costs of surveys and administrative  
 4 costs, shall be paid by the party entering into the  
 5 disposal agreement with the Bureau of Land Man-  
 6 agement for the land described in subsection (b).

7           (e) CONDITIONS.—On disposal of the land under sub-  
 8 section (c), the City shall retain—

9           (1) access and an existing public utility ease-  
 10 ment on APN 010–252–02 for operation and main-  
 11 tenance of a municipal well; and

12           (2) an existing public right-of-way for Bennett  
 13 Avenue.

14           (f) HAZARDOUS SUBSTANCES.—The costs of reme-  
 15 dial actions relating to hazardous substances on land ac-  
 16 quired by the Secretary of the Interior under this section  
 17 shall be paid by the entities responsible for the costs under  
 18 applicable law.

19 **SEC. 7. DISPOSITION OF PROCEEDS.**

20           (a) DISPOSITION OF PROCEEDS.—In addition to the  
 21 amounts deposited in the Account under section  
 22 2601(e)(1)(B) of the Omnibus Public Land Management  
 23 Act of 2009 (Public Law 111–11; 123 Stat. 1113), the  
 24 proceeds from the sales of Federal land under sections 3  
 25 through 6 shall be deposited in the Account.



1 (b) AVAILABILITY.—The amounts deposited in the  
2 Account shall be available to the Secretary, without fur-  
3 ther appropriation and without fiscal year limitation,  
4 for—

5 (1) the reimbursement of costs incurred by the  
6 Secretary in preparing for the sales described in sec-  
7 tions 3 through 6 and section 2601(e)(1)(B) of the  
8 Omnibus Public Land Management Act of 2009  
9 (Public Law 111–11; 123 Stat. 1113), including—

10 (A) the costs of surveys and appraisals;

11 and

12 (B) the costs of compliance with—

13 (i) the National Environmental Policy  
14 Act of 1969 (42 U.S.C. 4321 et seq.); and

15 (ii) sections 202 and 203 of the Fed-  
16 eral Land Policy and Management Act of  
17 1976 (43 U.S.C. 1712, 1713);

18 (2) the reimbursement of costs incurred by the  
19 City in preparing for the sale of the Federal land de-  
20 scribed in section 3 and section 2601(d) of the Om-  
21 nibus Public Land Management Act of 2009 (Public  
22 Law 111–11; 123 Stat. 1112);

23 (3) the conduct of wildlife habitat conservation  
24 and restoration projects, including projects that ben-  
25 efit the greater sage-grouse in the City;

1           (4) the development and implementation of  
2           comprehensive, cost-effective, multijurisdictional haz-  
3           ardous fuels reduction and wildfire prevention and  
4           restoration projects in the City;

5           (5) the acquisition of environmentally sensitive  
6           land or interest in environmentally sensitive land in  
7           the City;

8           (6) wilderness protection and processing wilder-  
9           ness designations, including the costs of appropriate  
10          fencing, signage, public education, and enforcement  
11          for wilderness areas;

12          (7) capital improvements administered by the  
13          Bureau of Land Management and the Forest Service  
14          in the City; and

15          (8) educational purposes of the City.

16          (c) INVESTMENT OF ACCOUNT.—Amounts deposited  
17          in the Account—

18               (1) shall earn interest in an amount determined  
19               by the Secretary of the Treasury, based on the cur-  
20               rent average market yield on outstanding marketable  
21               obligations of the United States of comparable ma-  
22               turities; and

23               (2) may be expended by the Secretary, in ac-  
24               cordance with this section.

1 (d) MANAGEMENT OF ACCOUNT.—The management  
 2 and procedures of the Account shall be determined by an  
 3 intergovernmental agreement between the City and the  
 4 Bureau of Land Management.

5 **SEC. 8. AMENDMENTS TO THE OMNIBUS PUBLIC LAND**  
 6 **MANAGEMENT ACT OF 2009.**

7 (a) AMENDMENT TO REVERSIONARY INTERESTS.—  
 8 Section 2601(b)(4) of the Omnibus Public Land Manage-  
 9 ment Act of 2009 (Public Law 111–11; 123 Stat. 1111)  
 10 is amended by inserting after subparagraph (D), the fol-  
 11 lowing:

12 “(E) SALE OR LEASE OF LAND TO THIRD  
 13 PARTIES.—

14 “(i) IN GENERAL.—The City may  
 15 enter into an agreement to sell, lease, or  
 16 otherwise convey all or a portion of the  
 17 land described in paragraph (2)(B)(iv) to  
 18 third parties for economic development,  
 19 recreation, or other public purposes.

20 “(ii) CONDITION.—A sale of land  
 21 under clause (i) shall be for not less than  
 22 fair market value.”.

23 (b) POSTPONEMENT; EXCLUSION FROM SALE.—Sec-  
 24 tion 2601(d) of the Omnibus Public Land Management  
 25 Act of 2009 (Public Law 111–11; 123 Stat. 1112) is

1 amended by striking paragraph (6) and inserting the fol-  
2 lowing:

3           “(6) DEADLINE FOR SALE.—Not later than 1  
4       year after the date of enactment of the Carson City  
5       Public Land Correction Act, if there is a qualified  
6       bidder for the land described in subparagraphs (A)  
7       and (B) of paragraph (2), the Secretary of the Inte-  
8       rior shall offer the land for sale to the qualified bid-  
9       der.”.

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