

113TH CONGRESS
2D SESSION

H. R. 5684

To direct the Commandant of the Coast Guard to convey certain property from the United States to the County of Marin, California.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 12, 2014

Mr. HUFFMAN introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

To direct the Commandant of the Coast Guard to convey certain property from the United States to the County of Marin, California.

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 “Point Reyes Coast
5 Guard Housing Conveyance Act”.

6 **SEC. 2. CONVEYANCE OF CERTAIN PROPERTY IN POINT**
7 **REYES STATION, CALIFORNIA.**

8 (a) CONVEYANCE.—

9 (1) IN GENERAL.—Not later than 1 year after
10 the date of the enactment of this Act, the Com-

1 mandant of the Coast Guard shall convey to the
2 County of Marin all right, title, and interest of the
3 United States in and to the covered property—

4 (A) for fair market value, provided for in
5 paragraph (2);

6 (B) subject to the conditions required by
7 this section; and

8 (C) subject to any other term or condition
9 that the Commandant considers appropriate to
10 protect the interests of the United States.

11 (2) FAIR MARKET VALUE.—The fair market
12 value of the covered property shall be—

13 (A) determined by a real estate appraiser,
14 selected by the County and licensed to practice
15 in California, who shall make the determination
16 based on the use required by this Act of the
17 covered property; and

18 (B) approved by the Commandant, who
19 shall base such approval on considerations of
20 equity and fairness, including the use required
21 by this Act of the covered property.

22 (b) CONDITION OF CONVEYANCE.—

23 (1) IN GENERAL.—As a condition of any con-
24 veyance of covered property under this section, the
25 Commandant shall require that—

1 (A) the County grant the United States
2 the right to—

3 (i) locate or place on the covered
4 property an aid to navigation;

5 (ii) enter the covered property at any
6 time without notice for the purpose of es-
7 tablishing or maintaining an aid to naviga-
8 tion; and

9 (iii) make any changes to the covered
10 property as may be necessary for naviga-
11 tional purposes; and

12 (B) all right, title, and interest in and to
13 the covered property revert to the United States
14 if the covered property or any part thereof
15 ceases to be—

16 (i) used for affordable housing or for
17 a purpose related to affordable housing; or

18 (ii) maintained in a manner that per-
19 mits its future use as a location for a
20 Coast Guard aid to navigation.

21 (2) RULE OF CONSTRUCTION.—Nothing in this
22 subsection shall be construed as requiring the Coun-
23 ty to maintain an aid to navigation on the covered
24 property.

25 (c) DEFINITIONS.—In this section:

1 (1) COMMANDANT.—The term “Commandant”
2 means the Commandant of the Coast Guard.

3 (2) COUNTY.—The term “County” means the
4 County of Marin, California.

5 (3) COVERED PROPERTY.—The term “covered
6 property” means the real property located in the
7 County of Marin that—

8 (A) is identified as parcel 11924073 on the
9 map entitled “USCG Point Reyes Housing”,
10 which is on file in the offices of the United
11 States Coast Guard;

12 (B) is under the administrative control of
13 the Coast Guard; and

14 (C) includes all improvements that are lo-
15 cated on the property, including those depicted
16 on the map dated July 11, 2013, entitled “CG
17 CAMSPAC SAN FRAN – HOUSING SITE”,
18 which is on file in the offices of the United
19 States Coast Guard.

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