

Union Calendar No. 643

118TH CONGRESS
2D SESSION

H. R. 6241

[Report No. 118-778]

To require certain data collection and reporting on space utilization, occupancy, and availability of office space leased by an Executive agency.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 6, 2023

Mr. EDWARDS (for himself and Ms. PEREZ) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

NOVEMBER 26, 2024

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

A BILL

To require certain data collection and reporting on space utilization, occupancy, and availability of office space leased by an Executive agency.

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 “Federal Use it or Lose
5 it Leases Act” or the “FULL Act”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) **ACTUAL UTILIZATION.**—The term “actual
9 utilization” means the percentage of capacity used
10 based on the space utilization rate.

11 (2) **CAPACITY.**—The term “capacity” means a
12 usable office space calculated by the square feet of
13 such space divided by 150.

14 (3) **EXECUTIVE AGENCY.**—The term “Executive
15 agency” has the meaning given the term in section
16 105 of title 5, United States Code.

17 (4) **FEDERAL TENANT.**—The term “Federal
18 tenant”—

19 (A) means an Executive agency that has
20 an occupancy agreement with the Administrator
21 of General Services to occupy a commercial
22 lease for office space secured by the Adminis-
23 trator on behalf of the Federal Government;
24 and

1 (B) does not include an element of the in-
2 telligence community.

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

7 (6) OCCUPANCY.—The term “occupancy”
8 means the total number of employees performing his
9 or her duties in-person, in office space, at least 5
10 days per week on a recurring basis.

11 (7) SPACE UTILIZATION RATE.—The term
12 “space utilization rate” means total usable square
13 feet divided by occupancy.

14 **SEC. 3. REPORTING OF SPACE UTILIZATION AND OCCU-**
15 **PANCY DATA FOR OFFICE SPACE.**

16 An occupancy agreement between the Administrator
17 of General Services and a Federal tenant for office space
18 shall—

19 (1) include language that requires the Federal
20 tenant to submit to the Administrator an annual re-
21 port for the duration of the agreement containing
22 data on—

23 (A) monthly total occupancy of such office
24 space;

1 (B) the actual utilization of such office
2 space;

3 (C) monthly space utilization rates; and

4 (D) any other office space utilization data
5 considered important by the Administrator; and

6 (2) include language that requires the Federal
7 tenant to have written procedures in place governing
8 the return of office space to the Administrator if the
9 occupancy of the Federal tenant falls below a 60
10 percent space utilization rate for 6 months within
11 any 1-year period, beginning on the date on which
12 the agreement takes effect.

13 **SEC. 4. REQUIREMENTS FOR FEDERAL AGENCIES WITH**
14 **INDEPENDENT LEASING AUTHORITIES.**

15 The head of any agency with independent leasing au-
16 thorities with leases for office space shall submit to the
17 Committee on Transportation and Infrastructure of the
18 House of Representatives, the Committee on Environment
19 and Public Works of the Senate, and each congressional
20 committee of jurisdiction of the applicable independent
21 leasing authority an annual report for the duration of such
22 agreement containing data on—

23 (1) monthly total occupancy of the office space;

24 (2) the actual utilization of such office space;

25 (3) monthly space utilization rates; and

1 (4) any other office space utilization data con-
2 sidered important for collection by Congress.

3 **SEC. 5. EXCEPTIONS TO REPORTING AND OCCUPANCY**
4 **AGREEMENT REQUIREMENTS.**

5 This Act shall not apply to properties used by an ele-
6 ment of the intelligence community.

7 **SEC. 6. APPLICABILITY.**

8 The requirements of this Act shall apply to any occu-
9 pancy or novation agreement entered into on or after the
10 date that is 6 months after the date of enactment of this
11 Act.

Union Calendar No. 643

118TH CONGRESS
2^D Session

H. R. 6241

[Report No. 118-778]

A BILL

To require certain data collection and reporting on space utilization, occupancy, and availability of office space leased by an Executive agency.

NOVEMBER 26, 2024

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