

AMENDMENT TO RULES COMMITTEE PRINT

119–15

OFFERED BY MS. STANSBURY OF NEW MEXICO

Add at the end the following:

1 **TITLE IV—FEDERAL FACILITIES**
2 **PROTECTION AND OVERSIGHT**

3 **SEC. 401. SHORT TITLE.**

4 This title may be cited as the “Federal Facilities Pro-
5 tection and Oversight Act of 2025”.

6 **SEC. 402. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—Congress finds that—

8 (1) Federal buildings and real property are
9 owned by the United States and managed in trust
10 for the public;

11 (2) existing laws, including the Federal Prop-
12 erty and Administrative Services Act of 1949 (40
13 U.S.C. 101 et seq.), the Public Buildings Act of
14 1959 (40 U.S.C. 3301 et seq.), the National Envi-
15 ronmental Policy Act of 1969 (42 U.S.C. 4321 et
16 seq.), and the National Historic Preservation Act
17 (54 U.S.C. 300101 et seq.), establish procedures for
18 the alteration, disposal, and preservation of Federal
19 property;

1 (3) these processes require oversight by the
2 General Services Administration, Office of Manage-
3 ment and Budget, National Capital Planning Com-
4 mission, Advisory Council on Historic Preservation,
5 relevant congressional committees, and other regu-
6 latory bodies; and

7 (4) the President's constitutional duties do not
8 include unilateral authority to demolish, remove,
9 substantially remodel, or dispose of Federal build-
10 ings absent statutory authorization and congres-
11 sional oversight.

12 (b) PURPOSES.—The purposes of this title are—

13 (1) to reaffirm the exclusive authority of Con-
14 gress over Federal property under article IV, section
15 3, clause 2 of the Constitution;

16 (2) to prohibit unilateral presidential actions re-
17 lating to demolition, removal, major alteration, or
18 disposal of Federal buildings;

19 (3) to ensure adherence to existing statutory
20 processes; and

21 (4) to provide enforcement mechanisms and ac-
22 countability.

23 **SEC. 403. DEFINITIONS.**

24 In this title:

1 (1) The term “disposal” means sale, transfer,
2 conveyance, surplus declaration, demolition, or de-
3 commissioning under sections 541 through 559 of
4 title 40, United States Code.

5 (2) The term “Federal building” means any
6 building, structure, or facility owned, leased, or oper-
7 ated by the United States, including buildings used
8 by the White House, Executive Office of the Presi-
9 dent, Federal agencies, the military, or any other
10 Federal body.

11 (3) The term “substantial remodeling” means
12 any alteration that—

13 (A) affects structural integrity;

14 (B) significantly changes historical char-
15 acter;

16 (C) exceeds thresholds set under section
17 3307 of title 40, United States Code; or

18 (D) would otherwise require congressional
19 approval.

20 **SEC. 404. PROHIBITION ON UNILATERAL PRESIDENTIAL**
21 **ACTIONS.**

22 (a) **GENERAL RULE.**—Notwithstanding any other
23 provision of law, the President of the United States shall
24 have no unilateral authority to demolish, remove, substan-

1 tially remodel, decommission, or dispose of any Federal
2 building.

3 (b) REQUIRED COMPLIANCE.—Any action described
4 in subsection (a) may be undertaken only pursuant to—

5 (1) the Federal Property and Administrative
6 Services Act;

7 (2) the Public Buildings Act, including congres-
8 sional prospectus approval requirements under sec-
9 tion 3307 of title 40, United States Code;

10 (3) the National Historic Preservation Act, in-
11 cluding section 106 of such Act review;

12 (4) the National Environmental Policy Act;

13 (5) any applicable statutory authority specific
14 to Federal properties; and

15 (6) approval by all required independent bodies,
16 including—

17 (A) the General Services Administration;

18 (B) the Office of Management and Budget;

19 (C) the National Capital Planning Com-
20 mission, when applicable;

21 (D) the Commission of Fine Arts, when
22 applicable;

23 (E) the Advisory Council on Historic Pres-
24 ervation; and

1 (F) any other Federal, State, Tribal or
2 local entity as required under existing law.

3 **SEC. 405. SPECIAL RULES FOR WHITE HOUSE AND EXECU-**
4 **TIVE OFFICE COMPLEX PROPERTIES.**

5 (a) INCLUSION.—The White House, the Old Execu-
6 tive Office Building, the New Executive Office Building,
7 and any associated structures, grounds, or annexes are ex-
8 pressly subject to the requirements of this title.

9 (b) EXEMPTIONS PROHIBITED.—No claim of inher-
10 ent executive authority shall exempt the President or Ex-
11 ecutive Office staff from compliance with—

12 (1) section 106 of the National Historic Preser-
13 vation Act of 1966;

14 (2) the National Environmental Policy Act envi-
15 ronmental review;

16 (3) the National Capital Planning Commission
17 planning authority under section 8722 of title 40,
18 United States Code;

19 (4) the General Services Administration man-
20 agement and oversight responsibilities; and

21 (5) any other Federal, State, Tribal or local en-
22 tity as required under existing law.

1 **SEC. 406. ENFORCEMENT AND JUDICIAL REVIEW.**

2 (a) PROHIBITED USE OF FUNDS.—No Federal treas-
3 ury account or Federal funds may be used, obligated or
4 expended for any action violating this title.

5 (b) STANDING.—The following parties shall have
6 standing to seek declaratory or injunctive relief in Federal
7 court:

8 (1) Any Member of Congress.

9 (2) The Administrator of General Services.

10 (3) The National Capital Planning Commission.

11 (4) Any State with an interest.

12 (5) Any federally recognized Indian Tribe or
13 tribal entity with an interest.

14 (6) Any organization or person eligible to par-
15 ticipate under the National Historic Preservation
16 Act of 1966 or the National Environmental Policy
17 Act review processes.

18 (c) IMMEDIATE INJUNCTION.—Courts shall give pri-
19 ority to any action brought under this section and may
20 issue temporary or permanent injunctions as necessary.

21 **SEC. 407. PENALTIES.**

22 (a) CIVIL PENALTIES.—Any Federal official or em-
23 ployee who knowingly authorizes, directs, or executes any
24 action prohibited under this title shall be subject to civil
25 penalties not to exceed \$5,000,000 per violation, in addi-

1 tion to any administrative sanctions, including suspension,
2 demotion, or removal from Federal service.

3 (b) CRIMINAL PENALTIES.—

4 (1) Any Federal official or employee who will-
5 fully and knowingly authorizes, directs, or executes
6 any action prohibited by this title, in violation of
7 statutory requirements referenced in section 404,
8 shall be subject to criminal penalties under title 18,
9 United States Code, including—

10 (A) a fine of up to \$5,000,000 per viola-
11 tion;

12 (B) imprisonment for not more than 5
13 years per violation; or

14 (C) both.

15 (2) Prosecution under this subsection shall be
16 undertaken by the Attorney General or a Special
17 Counsel appointed under sections 515 through 519
18 of title 28, United States Code, where a conflict of
19 interest exists.

20 (c) PROHIBITED USE OF FUNDS.—No Federal ap-
21 propriations shall be obligated, expended, or repro-
22 grammed to support, reimburse, or mitigate any costs of
23 actions taken in violation of this title.

24 (d) PERSONAL LIABILITY.—Penalties under this sec-
25 tion shall apply personally to any official or employee re-

1 sponsible for the violation. Such penalties may not be in-
2 demnified by the United States or any Federal entity.

3 **SEC. 408. SEVERABILITY.**

4 If any provision of this title is held invalid, the re-
5 mainder shall not be affected.

