

112TH CONGRESS
2D SESSION

S. 2228

To convey certain Federal land to the city of Yerington, Nevada.

IN THE SENATE OF THE UNITED STATES

MARCH 22, 2012

Mr. HELLER introduced the following bill; which was read twice and referred
to the Committee on Energy and Natural Resources

A BILL

To convey certain Federal land to the city of Yerington,
Nevada.

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 “Yerington Land Con-
5 veyance and Sustainable Development Act”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

8 (1) the city of Yerington, Nevada, which has an
9 unemployment rate of 16 percent, has the highest
10 unemployment rate in the State of Nevada;

1 (2) for over 4 years, the city of Yerington and
2 Lyon County, Nevada, have been working with pri-
3 vate business partners to develop a sustainable de-
4 velopment plan that would enable all parties to ben-
5 efit from the use of private land adjacent to the city
6 of Yerington for potential commercial and industrial
7 development, mining activities, recreation opportuni-
8 ties, and the expansion of community and cultural
9 events;

10 (3) the sustainable development plan referred to
11 in paragraph (2) requires the conveyance of certain
12 Federal land administered by the Bureau of Land
13 Management to the City for consideration in an
14 amount equal to the fair market value of the Fed-
15 eral land;

16 (4) the Federal land to be conveyed to the City
17 under the sustainable development plan has very few
18 environmental, historical, wildlife, or cultural re-
19 sources of value to the public, but is appropriate for
20 responsible development;

21 (5) the Federal land that would be conveyed to
22 the City under the sustainable development plan—

23 (A) is adjacent to the boundaries of the
24 City; and

25 (B) would be used—

1 (i) to enhance recreational, cultural,
2 commercial, and industrial development op-
3 portunities in the City;

4 (ii) for future economic development,
5 regional use, and as an open space buffer
6 to the City; and

7 (iii) to allow the City to provide crit-
8 ical infrastructure services;

9 (6) commercial and industrial development of
10 the Federal land would enable the community to
11 benefit from the transportation, power, and water
12 infrastructure that would be put in place with the
13 concurrent development of commercial and industrial
14 operations;

15 (7) the conveyance of the Federal land would—

16 (A) help the City and County to grow; and

17 (B) provide additional tax revenue to the
18 City and County;

19 (8) industrial and commercial development of
20 the Federal land would create thousands of long-
21 term, high-paying jobs for the City and County; and

22 (9) the Lyon County Commission and the City
23 unanimously approved resolutions in support of the
24 conveyance of the Federal land because the convey-

1 of the Federal land, all right, title, and interest of the
2 United States in and to the Federal land identified on the
3 map.

4 (b) APPRAISAL TO DETERMINE OF FAIR MARKET
5 VALUE.—The Secretary shall determine the fair market
6 value of the Federal land to be conveyed—

7 (1) in accordance with the Federal Land Policy
8 and Management Act of 1976 (43 U.S.C. 1701 et
9 seq.); and

10 (2) based on an appraisal that is conducted in
11 accordance with nationally recognized appraisal
12 standards, including—

13 (A) the Uniform Appraisal Standards for
14 Federal Land Acquisition; and

15 (B) the Uniform Standards of Professional
16 Appraisal Practice.

17 (c) AVAILABILITY OF MAP.—The map shall be on file
18 and available for public inspection in the appropriate of-
19 fices of the Bureau of Land Management.

20 (d) APPLICABLE LAW.—Beginning on the date on
21 which the Federal land is conveyed to the City, the devel-
22 opment of and conduct of activities on the Federal land
23 shall be subject to all applicable Federal laws (including
24 regulations).

1 (e) ADMINISTRATIVE COSTS.—The City shall be re-
2 sponsible for all survey, appraisal, and other administra-
3 tive costs associated with the conveyance of the Federal
4 land to the City under this Act.

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