

112TH CONGRESS
1ST SESSION

S. 869

To provide for an exchange of land between the Department of Homeland Security and the South Carolina State Ports Authority.

IN THE SENATE OF THE UNITED STATES

MAY 3, 2011

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

A BILL

To provide for an exchange of land between the Department of Homeland Security and the South Carolina State Ports Authority.

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 “Former Charleston
5 Naval Base Land Exchange Act of 2011”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) FEDERAL LAND.—The term “Federal land”
9 means the parcels consisting of approximately
10 10.499 acres of land (including improvements) that

1 are owned by the United States, located on the
2 former U.S. Naval Base Complex in North Charles-
3 ton, South Carolina, and described on the map enti-
4 tled “Charleston County Assessors Map” as Tax
5 Map Number 400-00-00-004, with the deed recorded
6 in the Charleston County RMC Office on Book X23,
7 at page 245.

8 (2) NON-FEDERAL LAND.—The term “non-Fed-
9 eral land” means the 3 parcels of land (including
10 improvements) to be conveyed to the United States
11 under this Act.

12 (3) SECRETARY.—The term “Secretary” means
13 the Secretary of Homeland Security.

14 (4) STATE PORTS AUTHORITY.—The term
15 “State Ports Authority” means the South Carolina
16 State Ports Authority, an agency of the State of
17 South Carolina.

18 **SEC. 3. LAND EXCHANGE.**

19 In exchange for the conveyance to the Secretary of
20 the non-Federal land owned by the State Ports Authority,
21 the Secretary is authorized to convey to the State Ports
22 Authority, by quitclaim deed, all right, title, and interest
23 of the United States in and to the Federal land.

24 (a) LAND EXCHANGE REQUIRED.—If the State Ports
25 Authority offers to convey to the Secretary all right, title,

1 and interest of the State Ports Authority in and to the
2 non-Federal parcels identified in subsection (b)—

3 (1) the Secretary shall accept the offer; and

4 (2) the Secretary shall simultaneously convey to
5 the State Ports Authority all right, title, and inter-
6 est of the United States in and to approximately
7 10.499 acres of Federal land.

8 (b) NON-FEDERAL LAND DESCRIBED.—The non-
9 Federal land (including improvements) to be conveyed
10 under this section consists of—

11 (1) the approximately 18.736 acres of land that
12 is owned by the State Ports Authority, located on S.
13 Hobson Avenue, and depicted on the map entitled
14 “Charleston Country Assessors Map” as Tax Map
15 Number 400-00-00-051, with the deed recorded in
16 the Charleston County RMC Office in Book EL, at
17 page 280;

18 (2) the approximately 4.069 acres of land that
19 is owned by the State Ports Authority, located on
20 Juneau Avenue and the Cooper River, and depicted
21 on the map entitled “Charleston County Assessors
22 Map” as a Tax Map Number 400-00-00-004, with
23 the deed recorded in the Charleston County RMC
24 Office in Book L09, at page 0391; and

1 (3) the approximately 2.568 acres of land that
2 is owned by the State Ports Authority, located on
3 Partridge Avenue, and depicted on the map entitled
4 “Charleston County Assessors Map” as Tax Map
5 Number 400-00-00-004, with the deed recorded in
6 the Charleston County RMC Office in Book L09, at
7 page 0391.

8 (c) LAND TITLE.—Title to the non-Federal land con-
9 veyed to the Secretary under this section shall—

10 (1) be acceptable to the Secretary; and

11 (2) conform to the title approval standards of
12 the Attorney General of the United States applicable
13 to land acquisitions by the Federal Government.

14 **SEC. 4. EXCHANGE TERMS AND CONDITIONS.**

15 (a) IN GENERAL.—The conveyance of Federal land
16 under section 3 shall be subject to—

17 (1) any valid existing rights; and

18 (2) any additional terms and conditions that
19 the Secretary determines to be appropriate to pro-
20 tect the interests of the United States.

21 (b) COSTS.—The costs of carrying out the exchange
22 of land under section 3 shall be shared equally by the Sec-
23 retary and the State Ports Authority.

24 (c) EQUAL VALUE EXCHANGE.—Notwithstanding the
25 appraised value of the land exchanged under section 3,

1 the values of the Federal and non-Federal land in the land
2 exchange under section 3 shall be considered to be equal.

3 **SEC. 5. BOUNDARY ADJUSTMENT.**

4 On acceptance of title to the non-Federal land by the
5 Secretary—

6 (1) the non-Federal land shall be added to and
7 administered as part of the Federal Law Enforce-
8 ment Training Center; and

9 (2) the boundaries of the Federal Law Enforce-
10 ment Training Center shall be adjusted to exclude
11 the exchanged Federal land.

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