

119TH CONGRESS
2D SESSION

H. R. 10432

To provide for a land exchange between the city of Greeley, Colorado, and the Forest Service, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 16, 2026

Mr. EVANS of Colorado introduced the following bill; which was referred to the Committee on Natural Resources

A BILL

To provide for a land exchange between the city of Greeley, Colorado, and the Forest Service, and for other purposes.

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 “Greeley Land Ex-
5 change Act”.

6 **SEC. 2. LAND EXCHANGE BETWEEN CITY OF GREELEY, COL-**
7 **ORADO, AND THE FOREST SERVICE.**

8 (a) DEFINITIONS.—In this section:

9 (1) CITY.—The term “City” means the city of
10 Greeley, Colorado.

1 (2) FEDERAL LAND.—The term “Federal land”
2 means the approximately 78 acres of National For-
3 est System land administered by the Forest Service
4 and generally depicted as “USFS Property” on the
5 Map.

6 (3) MAP.—The term “Map” means the map ti-
7 tled “Greeley Land Exchange Act” and dated May
8 3, 2026.

9 (4) NON-FEDERAL LAND.—The term “non-Fed-
10 eral land” means—

11 (A) the approximately 40 acres of land
12 owned by the City and generally depicted as
13 “City of Greeley, Water Utilities Property” on
14 the Map; and

15 (B) excludes all water rights owned by the
16 City.

17 (5) SEAMAN RESERVOIR TRAIL.—The term
18 “Seaman Reservoir Trail” means—

19 (A) the road labeled “Seaman Reservoir
20 Trl” on the Map; and

21 (B) as of the date of the enactment of this
22 Act, referred to as “Seaman Road #547” in
23 the Forest Service database.

1 (6) SECRETARY.—The term “Secretary” means
2 the Secretary of Agriculture, acting through the
3 Chief of the Forest Service.

4 (7) WINTERSTEEN TRAIL.—The term
5 “Wintersteen Trail” means the unnumbered, non-
6 system road generally depicted on the Map that
7 branches from the Seaman Reservoir Road and pro-
8 vides access to the southwest corner of Seaman Res-
9 ervoir.

10 (b) EXCHANGE OF LAND.—Subject to subsection (c),
11 if the City offers to convey to the United States all right,
12 title, and interest of the City in and to the non-Federal
13 land, excluding all water rights owned by the City, the
14 Secretary shall, not later than 3 years after the date on
15 which the Secretary receives the offer, or such later date
16 as the Secretary and the City mutually agree, simulta-
17 neously—

18 (1) convey to the City all right, title, and inter-
19 est of the United States in and to the Federal land
20 and excepting and reserving to the United States—

21 (A) a perpetual, non-exclusive easement for
22 public nonmotorized access over the Seaman
23 Reservoir Trail and the Wintersteen Trail to
24 adjacent National Forest System land that is
25 consistent with the nature and extent of public

1 access in effect on the date of the enactment of
2 this Act; and

3 (B) a perpetual, nonexclusive easement for
4 motorized and nonmotorized access by the
5 United States and its agents for administrative,
6 emergency, inspection, maintenance, repair, re-
7 construction, and resource-management pur-
8 poses; and

9 (2) accept from the City all right, title, and in-
10 terest of the City in and to the non-Federal land, ex-
11 cluding all water rights owned by the City.

12 (c) REQUIREMENTS.—The exchange under sub-
13 section (b) shall be—

14 (1) conditioned on title approval for the non-
15 Federal land, excluding all water rights owned by
16 the City, conveyed under subsection (d)(3) by the
17 Secretary in accordance with subsection (e);

18 (2) conditioned on equalization of value in ac-
19 cordance with subsection (d) if, under the appraisals
20 conducted in accordance with this section, it is de-
21 termined that the value of the Federal land exceeds
22 the value of lands to be conveyed by the City;

23 (3) conditioned on the satisfactory completion,
24 for each parcel to be conveyed to the United States,
25 of a Phase I Environmental Site Assessment that is

1 provided by the City and acceptable to the Sec-
2 retary;

3 (4) subject to valid existing rights; and

4 (5) subject to any other terms and conditions,
5 including reservations, covenants, restrictions, and
6 easements, that the Secretary determines appro-
7 priate.

8 (d) EQUAL VALUE AND CASH EQUALIZATION.—

9 (1) IN GENERAL.—Except as provided in para-
10 graph (2), the exchange under subsection (b) shall
11 be for equal value, with any difference in value
12 equalized by the conveyance of additional land under
13 paragraph (3), a cash payment under paragraph (4),
14 or a combination thereof.

15 (2) WAIVER FOR SURPLUS VALUE OF NON-FED-
16 ERAL LAND.—Notwithstanding any other provision
17 of law, if the appraised value of the non-Federal
18 land to be conveyed to the United States exceeds the
19 appraised value of the Federal land, a cash equali-
20 zation payment by the United States to the City is
21 hereby waived and the amount of such waived pay-
22 ment shall be considered a donation by the City to
23 the United States for all purposes of law.

24 (3) OPTIONAL ADDITIONAL ACREAGE CONVEY-
25 ANCE BY CITY.—

1 (A) IN GENERAL.—Subject to subpara-
2 graphs (B) and (C), if the appraised value of
3 the Federal land exceeds the appraised value of
4 the non-Federal land, the City may, subject to
5 agreement by the Secretary, convey to the
6 United States additional land owned by the City
7 that the Secretary determines is suitable for ad-
8 dition to and administration as part of the Na-
9 tional Forest System, for the purpose of equal-
10 izing appraised values, exclusive of any water
11 rights.

12 (B) ACREAGE LIMIT.—The total acreage of
13 additional land conveyed under subparagraph
14 (A) may not exceed 40 acres.

15 (C) APPRAISAL; TITLE.—Any additional
16 land conveyed under this paragraph shall be ap-
17 praised in accordance with subsection (e), and
18 be acceptable in title and condition to the Sec-
19 retary. All water rights held by the City will be
20 expressly reserved from conveyance.

21 (4) CASH EQUALIZATION PAYMENT BY CITY.—

22 In accordance with section 206(b) of the Federal
23 Land Policy Management Act of 1976 (43 U.S.C.
24 1716(b)), if the difference between the appraised
25 value of the Federal land and the sum of the ap-

1 praised value of the non-Federal land plus the ap-
2 praised value of additional land conveyed to the
3 United States under paragraph (3) is greater than
4 zero, the City shall pay the Secretary a cash pay-
5 ment equal to such difference.

6 (e) APPRAISALS.—

7 (1) IN GENERAL.—The value of the land to be
8 exchanged under this section shall be determined by
9 appraisals conducted by an independent and quali-
10 fied appraiser mutually agreed to by the Secretary
11 and the City. Each appraisal shall be reviewed and
12 approved by the Secretary.

13 (2) APPRAISAL STANDARDS.—The Secretary
14 shall complete appraisals of the land to be ex-
15 changed under this section in accordance with For-
16 est Service policy and—

17 (A) the Uniform Appraisal Standards for
18 Federal Land Acquisitions; and

19 (B) the Uniform Standards of Professional
20 Appraisal Practice.

21 (f) FORMAT.—Title to lands owned by the City and
22 conveyed to the United States under this section shall be
23 approved in accordance with section 3111 of title 40,
24 United States Code.

25 (g) MANAGEMENT OF ACQUIRED LAND.—

1 (1) IN GENERAL.—Except as provided in para-
2 graphs (2) and (3), any lands or interests in lands
3 acquired by the United States under this section
4 shall become part of the Roosevelt National Forest
5 and shall be managed in accordance with the laws
6 and regulations applicable to National Forest Sys-
7 tem.

8 (2) CACHE LA POUDRE WILDERNESS.—Any
9 land or interest in land acquired by the United
10 States under this section that is within the boundary
11 of the Cache la Poudre Wilderness shall—

12 (A) become part of the Cache la Poudre
13 Wilderness; and

14 (B) be managed in accordance with the
15 Wilderness Act (16 U.S.C. 1131 et seq.) and
16 any other applicable law.

17 (3) CACHE LA POUDRE WILD AND SCENIC
18 RIVER.—Any land or interest in land acquired by the
19 United States under this section that is within the
20 boundary of the Cache la Poudre Wild and Scenic
21 River shall—

22 (A) become part of the Cache la Poudre
23 Wild and Scenic River; and

1 (B) be managed in accordance with the
2 Wild and Scenic Rivers Act (16 U.S.C. 1271 et
3 seq.) and any other applicable law.

4 (h) SURVEY.—

5 (1) IN GENERAL.—The exact acreages and legal
6 descriptions of the Federal land and the non-Federal
7 land to be exchanged under subsection (b), and any
8 additional lands conveyed under subsection (d)(3),
9 and each easement reserved under subparagraphs
10 (A) and (B) of subsection (b)(1) shall be determined
11 by surveys satisfactory to the Secretary.

12 (2) COSTS OF SURVEY.—The City shall bear all
13 costs associated with each survey under paragraph
14 (1).

15 (i) MAP AND LEGAL DESCRIPTIONS.—

16 (1) IN GENERAL.—As soon as practicable after
17 the date of the enactment of this Act, the Secretary
18 shall finalize the Map and the legal descriptions of
19 all lands to be conveyed under this section, including
20 any additional lands conveyed under subsection
21 (d)(3) and the easements reserved under subsection
22 (b)(1).

23 (2) CONTROLLING DOCUMENT.—With respect
24 to lands to be conveyed under this section, if there

1 is a discrepancy between a Map and a legal descrip-
2 tion, the Map shall control.

3 (3) CORRECTIONS.—The Secretary and the
4 City, by mutual agreement, may correct any minor
5 errors in the Map, or the legal descriptions, includ-
6 ing with respect to the boundaries of the Federal
7 land and the non-Federal land.

8 (4) MAP ON FILE.—The Map, and the legal de-
9 scriptions of all lands to be conveyed under this sec-
10 tion, including any additional lands conveyed under
11 subsection (d)(3), shall be on file and available for
12 public inspection in the appropriate offices of the
13 Forest Service.

14 (j) COSTS.—As a condition for the exchange under
15 subsection (b), the City shall pay all costs associated with
16 the exchange, including costs for—

17 (1) appraisals and appraisal review;

18 (2) surveys and preparation of legal descrip-
19 tions;

20 (3) mineral examinations;

21 (4) title searches, title insurance, and title-cura-
22 tive work;

23 (5) attorneys fees and recording fees;

1 (6) environmental assessments and resource
2 surveys required under Federal law or regulation;
3 and

4 (7) escrow, recording, and other closing ex-
5 penses.

6 (k) APPLICABLE LAW.—Except as otherwise ex-
7 pressly provided in this section, the Secretary shall carry
8 out the exchange under this section in accordance with
9 section 206 of the Federal Land Policy and Management
10 Act of 1976 (43 U.S.C. 1716) and subpart A of part 254
11 of title 36, Code of Federal Regulations.

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