

119TH CONGRESS
2D SESSION

H. R. 7388

AN ACT

To direct the Administrator of General Services to convene consultation meetings to identify alternative financing solutions for the construction of new public buildings that will reduce costs to the Federal Government, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Smart Space Act of
3 2026”.

4 **SEC. 2. PROJECT RECOMMENDATIONS.**

5 (a) **MEETINGS AND CONSULTATIONS.**—Not later
6 than 90 days after the date of enactment of this Act, the
7 Administrator of General Services shall convene consulta-
8 tion meetings to identify alternative financing solutions for
9 the construction or renovation of public buildings, or nec-
10 essary work to prepare such buildings for disposal that
11 will reduce costs to the Federal Government.

12 (b) **MEETINGS.**—In convening consultation meetings
13 under subsection (a), the Administrator shall include—

14 (1) experts related to private commercial real
15 estate;

16 (2) experts related to Federal real estate; and

17 (3) if available, State, including the District of
18 Columbia, real estate experts experienced with
19 leveraging private financing for public buildings and
20 facilities.

21 (c) **REPORT AND RECOMMENDATIONS.**—Not later
22 than 120 days after the date of enactment of this Act,
23 the Administrator shall submit to the President—

24 (1) recommendations on types of public-private
25 partnerships and alternative financing methods best

1 suited for meeting the public building needs of the
2 Federal Government; and

3 (2) a list of recommended projects related to
4 public buildings for which such methods should be
5 used with details on which methods and types of
6 public-private partnerships are recommended for
7 each project.

8 (d) RECOMMENDED PROJECT LIST.—In submitting
9 a list of recommended projects under subsection (c)(2),
10 the Administrator shall submit projects that the Adminis-
11 trator determines—

12 (1) serve core missions of the Federal Govern-
13 ment for which maintaining the functions in feder-
14 ally owned space over the long-term is critical;

15 (2) will result in either consolidations or reloca-
16 tions of Federal departments or agencies out of cost-
17 ly, inefficient, and underutilized space that the Ad-
18 ministrator intends to sell or dispose of once va-
19 cated; and

20 (3) with respect to standard office space, will
21 result in meeting a minimum building utilization of
22 60 percent or greater as defined in section 2302 of
23 the Thomas R. Carper Water Resources Develop-
24 ment Act of 2024 (40 U.S.C. 584 note).

25 (e) TRANSPARENCY.—

1 (1) REPORT.—The Administrator shall submit
2 the report under subsection (c) to the Committee on
3 Transportation and Infrastructure in the House and
4 the Committee on Environment and Public Works in
5 the Senate and make such report publicly available
6 on the website of the General Services Administra-
7 tion.

8 (2) TIMELINE.—The Administrator of General
9 Services shall maintain on the website of the General
10 Services Administration information on the process
11 under this Act, including any timelines and mile-
12 stones.

13 (3) DELAYS.—The Administrator shall report
14 directly to the President and Congress any delays
15 with respect to the timing and milestones described
16 in paragraph (2).

17 (4) MEETINGS.—Meetings pursuant to sub-
18 section (a) shall be noticed and open to the public
19 and shall not be subject to chapter 10 of title 5,
20 United States Code.

21 (f) DEFINITIONS.—In this Act:

22 (1) ALTERNATIVE FINANCING; PUBLIC-PRIVATE
23 PARTNERSHIP.—The terms “alternative financing”
24 and “public-private partnership” may include—

1 (A) agreements that reflect an obligation
2 by a non-Federal entity to design, build, fi-
3 nance, operate, and maintain an asset, or a
4 combination thereof; and

5 (B) a ground-lease to a non-Federal party
6 with a subsequent lease back of the improve-
7 ments.

8 (2) PUBLIC BUILDING.—The term “public
9 building” has the meaning given such term in sec-
10 tion 3301 of title 40, United States Code.

Passed the House of Representatives March 24,
2026.

Attest:

Clerk.

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