

119TH CONGRESS  
2D SESSION

# H. R. 7388

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.

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## IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 5, 2026

Mr. BURLISON introduced the following bill; which was referred to the  
Committee on Transportation and Infrastructure

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## A BILL

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,*

3       **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “Smart Space Act of  
5       2026”.

1 **SEC. 2. PROJECT RECOMMENDATIONS.**

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

9 (b) MEETINGS.—In convening consultation meetings  
10 under subsection (a), the Administrator shall include—

11 (1) experts related to private commercial real  
12 estate;

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

14 (3) if available, State real estate experts experi-  
15 enced with leveraging private financing for public  
16 buildings and facilities.

17 (c) REPORT AND RECOMMENDATIONS.—Not later  
18 than 120 days after the date of enactment of this Act,  
19 the Administrator shall submit to the President—

20 (1) recommendations on types of public-private  
21 partnerships and alternative financing methods best  
22 suited for meeting the public building needs of the  
23 Federal Government; and

24 (2) a list of recommended projects related to  
25 public buildings for which such methods should be  
26 used with details on which methods and types of

1 public-private partnerships are recommended for  
2 each project.

3 (d) RECOMMENDED PROJECT LIST.—In submitting  
4 a list of recommended projects under subsection (c)(2),  
5 the Administrator shall submit projects that the Adminis-  
6 trator determines—

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

10 (2) will result in either consolidations or reloca-  
11 tions of Federal departments or agencies out of cost-  
12 ly, inefficient, and underutilized space that the Ad-  
13 ministrator intends to sell or dispose of once va-  
14 cated; and

15 (3) with respect to standard office space, will  
16 result in meeting a minimum building utilization of  
17 60 percent or greater as defined in section 2302 of  
18 the Thomas R. Carper Water Resources Develop-  
19 ment Act of 2024 (40 U.S.C. 584 note).

20 (e) TRANSPARENCY.—

21 (1) REPORT.—The Administrator shall submit  
22 the report under subsection (c) to the Committee on  
23 Transportation and Infrastructure in the House and  
24 the Committee on Environment and Public Works in  
25 the Senate and make such report publicly available

1 on the website of the General Services Administra-  
2 tion.

3 (2) TIMELINE.—The Administrator of General  
4 Services shall maintain on the website of the General  
5 Services Administration information on the process  
6 under this Act, including any timelines and mile-  
7 stones.

8 (3) DELAYS.—The Administrator shall report  
9 directly to the President and Congress any delays  
10 with respect to the timing and milestones described  
11 in paragraph (2).

12 (4) MEETINGS.—Meetings pursuant to sub-  
13 section (a) shall be noticed and open to the public  
14 and shall not be subject to chapter 10 of title 5,  
15 United States Code.

16 (f) PROJECT APPROVALS.—The President may direct  
17 the Administrator to proceed with any projects on the rec-  
18 ommended project list, subject to future appropriations  
19 and subsections (g) and (i).

20 (g) PROSPECTUSES.—Projects described in sub-  
21 section (c)(2) that are approved by the President shall be  
22 subject to section 3307 of title 40, United States Code,  
23 except that prospectuses for such projects shall be sub-  
24 mitted to the Committees listed in subsection (e)(1) not  
25 later than 30 days after approval by the President.

1 (h) ACCOUNTABILITY.—Any proposed types of alter-  
2 native financing and public-private partnerships shall in-  
3 clude terms and conditions that ensure accountability and  
4 performance.

5 (i) RULE OF CONSTRUCTION.—Nothing in this Act  
6 shall be construed as providing the Administrator of Gen-  
7 eral Services any additional legal authorities beyond the  
8 authorities existing prior to enactment of this Act.

9 (j) DEFINITIONS.—In this Act:

10 (1) ALTERNATE FINANCING; PUBLIC-PRIVATE  
11 PARTNERSHIP.—The terms “alternate financing”  
12 and “public-private partnership” may include—

13 (A) agreements that reflect an obligation  
14 by a non-Federal entity to design, build, fi-  
15 nance, operate, and maintain an asset, or a  
16 combination thereof; and

17 (B) a ground-lease to a non-Federal party  
18 with a subsequent lease back of the improve-  
19 ments.

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

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