

111TH CONGRESS  
2D SESSION

# S. 3995

To direct the Administrator of the General Services Administration to install Wi-Fi hotspots and wireless neutral host systems in all Federal buildings in order to improve in-building wireless communications coverage and commercial network capacity by offloading wireless traffic onto wireline broadband networks.

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## IN THE SENATE OF THE UNITED STATES

DECEMBER 1, 2010

Ms. SNOWE (for herself and Mr. WARNER) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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## A BILL

To direct the Administrator of the General Services Administration to install Wi-Fi hotspots and wireless neutral host systems in all Federal buildings in order to improve in-building wireless communications coverage and commercial network capacity by offloading wireless traffic onto wireline broadband networks.

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 “Federal Wi-Net Act”.

1 **SEC. 2. INSTALLATION OF WI-FI HOTSPOTS AND WIRELESS**  
2 **NEUTRAL HOST SYSTEMS IN ALL FEDERAL**  
3 **BUILDINGS.**

4 (a) IN GENERAL.—The Administrator of the General  
5 Services Administration shall—

6 (1) install Wi-Fi hotspots in all publicly acces-  
7 sible Federal buildings constructed after the date of  
8 enactment of this Act;

9 (2) allow for the installation of wireless neutral  
10 host systems by any eligible carriers upon request in  
11 all publicly accessible Federal buildings; and

12 (3) in a manner consistent with sound manage-  
13 ment principles, retrofit all Federal buildings con-  
14 structed prior to the date of enactment of this Act  
15 on a timetable that reflects the importance of wire-  
16 less communication to the Federal functions being  
17 performed by the occupants of such buildings, pro-  
18 vided that all such building shall be retrofitted not  
19 later than December 31, 2013.

20 (b) FUNDING.—There shall be made available from  
21 the Federal Buildings Fund established under section 592  
22 of title 40, United States Code, \$15,000,000 to carry out  
23 this section. Such sums shall be derived from the unobli-  
24 gated balance of amounts made available from the Federal  
25 Buildings Fund for fiscal year 2010, and prior fiscal  
26 years, for repairs and alterations and other activities (ex-

cluding amounts made available for the energy program).

Such sums shall remain available until expended.

**SEC. 3. FEDERAL EASEMENTS AND RIGHTS-OF-WAY.**

(a) GRANT.—If an executive agency, a State, a political subdivision or agency of a State, or a person applies for the grant of an easement or rights-of-way to, in, over, or on a building owned by the Federal Government for the right to install, construct, and maintain wireless transmitters and backhaul transmission, the executive agency having control of the building may grant to the applicant, on behalf of the Federal Government, an easement or rights-of-way to perform such installation, construction, and maintenance.

(b) APPLICATION.—The Administrator of the General Services Administration shall develop a common form for rights-of-way applications required under subsection (a) for all executive agencies that shall be used by applicants with respect to the buildings of each such agency.

(c) FEE.—

(1) IN GENERAL.—Notwithstanding any other provision of law, in making a grant of an easement or rights-of-way pursuant to subsection (a), the Administrator of the General Services Administration shall establish a reasonable fee for the award of such grant that is based on fair market prices.

1           (2) EXCEPTIONS.—The Administrator of the  
 2       General Services Administration may establish ex-  
 3       ceptions to the fee amount required under paragraph  
 4       (1)—

5                   (A) in consideration of the public benefit  
 6           provided by a grant of an easement or rights-  
 7           of-way; and

8                   (B) in the interest of expanding wireless  
 9           and broadband coverage.

10       (d) USE OF FEES COLLECTED.—Any fee amounts  
 11   collected by an executive agency pursuant to subsection  
 12   (b) shall be used by the agency for the construction and  
 13   maintenance of Wi-Fi hotspots and wireless neutral host  
 14   systems.

15   **SEC. 4. MASTER CONTRACTS FOR WIRELESS TRANSMITTER**  
 16                   **SITINGS.**

17       (a) IN GENERAL.—Notwithstanding section 704 of  
 18   the Telecommunications Act of 1996, or any regulation  
 19   pursuant thereto, or any other provision of law, and not  
 20   later than 60 days after the date of enactment of this Act,  
 21   the Administrator of the General Services Administration  
 22   shall develop one or more master contracts that shall gov-  
 23   ern the placement of wireless transmitters on buildings  
 24   owned by the Federal Government. Such master contract  
 25   shall, with respect to the siting of wireless transmitters,

1 standardize the treatment of covering rooftop space,  
2 equipment, and technology, and any other key issues that  
3 the Administrator determines appropriate.

4 (b) APPLICABILITY.—The master contract developed  
5 by the Administrator of the General Services Administra-  
6 tion under subsection (a) shall apply to all publicly acces-  
7 sible buildings owned by the Federal Government, unless  
8 the Administrator decides that local issues with respect  
9 to the siting of wireless transmitters requires non-stand-  
10 ard treatment of a specific building.

11 (c) APPLICATION.—The Administrator of the General  
12 Services Administration shall develop a common form or  
13 set of forms for wireless transmitter siting applications re-  
14 quired under this section for all executive agencies that  
15 shall be used by applicants with respect to the buildings  
16 of each such agency.

17 **SEC. 5. DEFINITIONS.**

18 As used in this Act:

19 (1) WIRELESS NEUTRAL HOST SYSTEM.—The  
20 term “wireless neutral host system” means a small  
21 cellular communications base station and related an-  
22 tenna, such as a femtocell, picocell, or similar device  
23 or apparatus, that is connected to a broadband serv-  
24 ice to provide—

1                   (A) improved cellular coverage within a  
2                   building; and

3                   (B) increased network capacity.

4                   (2) WI-FI HOTSPOT.—The term “Wi-Fi  
5                   hotspot” means a site or area in which the public  
6                   can access the Internet via a wireless connection.

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