

H.R. 2278 extends the site's current authorization until 2030. The extension will enable the site to plan long-term operations to protect the public health and the environment.

Mr. Speaker, I urge all Members to support this important legislation, and I reserve the balance of my time.

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I rise in support of H.R. 2278, the Responsible Disposal Reauthorization Act of 2018. H.R. 2278 is bipartisan legislation to address the safe disposal of uranium mill tailings, a sandy byproduct of the uranium milling process.

In Grand Junction, Colorado, uranium mill tailings were offered to the community as fill material before the health risks of the radioactive material were fully understood. The tailings were subsequently used in the construction of local homes, roads, sidewalks, parks, and schools.

The Uranium Mill Tailings Radiation Control Act provided for the cleanup of those tailings in 1978 and created 19 disposal cells for the radioactive waste. The last of the cells available to accept this material for disposal, the Cheney cell in Grand Junction, Colorado, is set to close in September 2023. This bill extends the cell's closure date to September 2030 or until the cell is filled, whichever day comes first.

Mr. Speaker, Congress has already extended the closure date of the disposal cell several times. I support this legislation to keep the site operational, and I reserve the balance of my time.

Mr. MCKINLEY. Mr. Speaker, I yield such time as he may consume to the gentleman from Colorado (Mr. TIPTON), who is the sponsor of the bill.

Mr. TIPTON. Mr. Speaker, I would like to thank my colleague from West Virginia for the time.

The Department of Energy's Cheney disposal cell in Mesa, Colorado, is a critical component of DOE legacy management's mission to be able to protect public health and the environment. The cell receives radioactive waste materials that were produced decades ago during the uranium milling process. The waste materials continue to be uncovered during road construction, bridge replacement, home foundation excavation, and other construction activities in several towns in western Colorado. Once the waste materials are discovered, they must be properly disposed of at the Cheney cell.

The authorization for the Cheney disposal cell expires at the end of 2023 or when the site is filled to capacity. Currently, the remaining capacity in the cell is approximately 234,000 cubic yards, and, therefore, an extended authorization is required. H.R. 2278 would extend that authorization until 2030.

The Colorado Department of Public Health and Environment supports extending the reauthorization for the Cheney cell and will remain a strong partner in DOE's legacy management program.

I would like to thank my colleague from Colorado, Ms. DIANA DEGETTE, for her support on this legislation. I would also like to thank the Energy and Commerce Environment Subcommittee chairman, JOHN SHIMKUS, and Ranking Member PAUL Tonko, as well as the full committee chairman, GREG WALDEN, and Ranking Member PALLONE for recognizing the importance of the Cheney disposal cell and working to bring this bill to the floor.

Mr. Speaker, I urge my colleagues to support this legislation.

Mr. PALLONE. Mr. Speaker, in closing, I urge my colleagues to support the legislation, and I yield back the balance of my time.

Mr. MCKINLEY. Mr. Speaker, in closing, again, this is the last remaining disposal site that we need to keep open.

I appreciate the support, and I applaud the work of my colleague from Colorado (Mr. TIPTON) for his efforts and DIANA DEGETTE and the bipartisan nature of that cooperation between the two of them to get this done.

Mr. Speaker, I call upon the Members to support this legislation, and I yield back the balance of my time.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from West Virginia (Mr. MCKINLEY) that the House suspend the rules and pass the bill, H.R. 2278, as amended.

The question was taken; and (two-thirds being in the affirmative) the rules were suspended and the bill, as amended, was passed.

The title of the bill was amended so as to read: "A bill to extend the authorization of the Uranium Mill Tailings Radiation Control Act of 1978 relating to the disposal site in Mesa County, Colorado."

A motion to reconsider was laid on the table.

#### SMALL BUSINESS ACCESS TO CAPITAL AND EFFICIENCY ACT

Mr. CHABOT. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 6348) to adjust the real estate appraisal thresholds under the section 504 program to bring them into line with the thresholds used by the Federal banking regulators, and for other purposes.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 6348

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. SHORT TITLE.

This Act may be cited as the "Small Business Access to Capital and Efficiency Act" or the "Small Business ACE Act".

#### SEC. 2. APPRAISAL THRESHOLDS.

Section 502(3)(E)(ii) of the Small Business Investment Act of 1958 (15 U.S.C. 696(3)(E)(ii)) is amended—

(1) by redesignating subclauses (I) and (II) as items (aa) and (bb), respectively, and adjusting the margins of such items accordingly;

(2) by striking "With respect to" and inserting the following:

"(I) IN GENERAL.—With respect to";

(3) in item (aa), as so redesignated, by striking "is more than \$250,000" and inserting "is more than the Federal banking regulator appraisal threshold";

(4) in item (bb), as so redesignated, by striking "is \$250,000 or less" and inserting "is equal to or less than the Federal banking regulator appraisal threshold"; and

(5) by adding at the end the following:

"(II) FEDERAL BANKING REGULATOR APPRAISAL THRESHOLD DEFINED.—For purposes of this clause, the term 'Federal banking regulator appraisal threshold' means the lesser of the threshold amounts set by the Board of Governors of the Federal Reserve System, the Comptroller of the Currency, and the Federal Deposit Insurance Corporation for when a federally related transaction that is a commercial real estate transaction requires an appraisal prepared by a State licensed or certified appraiser."

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Ohio (Mr. CHABOT) and the gentleman from New York (Ms. VELÁZQUEZ) each will control 20 minutes.

The Chair recognizes the gentleman from Ohio.

#### GENERAL LEAVE

Mr. CHABOT. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days to revise and extend their remarks and include extraneous materials on the bill under consideration.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Ohio?

There was no objection.

Mr. CHABOT. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, the House Small Business Committee strives to create an environment where small businesses can thrive and create jobs. Unfortunately, small businesses are often hampered by conflicting Federal rules and regulations. This is the case when it comes to the appraisal threshold for commercial real estate.

Earlier this year, Federal financial regulators, including the Federal Reserve, the Federal Deposit Insurance Corporation, and the Office of the Comptroller of the Currency, increased the commercial real estate appraisal threshold from \$250,000 to \$500,000. Unfortunately, the Small Business Administration's threshold for the real estate-heavy 504/CDC loan program is set in statute at \$250,000. The conflicting numbers produce confusion for and burdens on small business owners and the organizations that strive to assist them.

H.R. 6348, the Small Business Access to Capital and Efficiency Act, also known as the Small Business ACE Act, modernizes and benchmarks the SBA's 504/CDC threshold value with the value set by the Federal financial regulators. This commonsense legislation will prevent future threshold changes from hampering small businesses that utilize SBA's many lending products.

I want to thank Mr. CURTIS of Utah for leading the efforts on this bill, as well as Ranking Member VELÁZQUEZ

and Mr. EVANS. It has broad bipartisan support.

Mr. Speaker, I urge my colleagues to vote “yes” on H.R. 6348, and I reserve the balance of my time.

Ms. VELAZQUEZ. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I rise in strong support of H.R. 6348, the Small Business ACE Act.

This important legislation updates SBA's outdated real estate appraisal threshold for the 504 loan program. It is vital for our country's small businesses that we keep current laws in sync with what is going on in the commercial market.

More importantly, this commonsense fix ensures as many small business borrowers as possible can affordably access the capital they need to grow their businesses and create jobs.

Finally, I would like to take a moment to recognize the chairman for his continued willingness to work across the aisle. He and his staff have set a bipartisan tone that I think all of us on this committee can be proud of. As a result, we are carrying out our responsibilities in a timely manner with input from both Republican and Democratic Members.

Mr. Speaker, I urge Members to support this piece of legislation, and I reserve the balance of my time.

Mr. CHABOT. Mr. Speaker, I want to thank the gentlewoman for her indications that we work very much in a bipartisan manner in our committee.

Mr. Speaker, I yield such time as he may consume to the gentleman from Utah (Mr. CURTIS), whom I thank for his leadership in this effort.

Mr. CURTIS. Mr. Speaker, I would like to thank the chairman and ranking member for supporting the Small Business Access to Capital and Efficiency Act, or Small Business ACE Act. I am also grateful to the gentleman from Pennsylvania (Mr. EVANS) for joining as a cosponsor and for my colleagues on the Small Business Committee for advancing this bipartisan legislation.

Mr. Speaker, the Small Business ACE Act is critical to reducing burdensome red tape and regulations that fall so disproportionately on small business. Small businesses are the lifeblood of our economy across the country and certainly in my home State of Utah where they make up over 99 percent of all Utah businesses and contribute two-thirds of all job growth. Without a doubt, the strength of our economy depends on these small businesses.

Although the economy continues to improve, small businesses and entrepreneurs often face challenges accessing capital. To assist creditworthy innovators, the Small Business Administration offers numerous lending programs, including the 504 loan program. Without using a single taxpayer dollar, the program has helped many well-known businesses throughout the United States and Utah.

In the past 20 years, the 504 program has supported over 4,500 entrepreneurs and nearly 64,000 jobs in Utah alone. However, despite the program's positive status, Federal red tape and conflicting regulations have hampered its development, weighing it down with roadblocks and uncertainty. As a result, many small businesses still have difficulty accessing capital.

The Small Business ACE Act will help fix this by eliminating Federal regulations burdening the program and harmonizing conflicting real estate appraisal thresholds that have prevented eligible small businesses from accessing capital.

I am pleased that my bill has broad support from important stakeholders, like the National Association of Development Companies, Mountain West Small Business Finance, and Utah Certified Development Company, that know better than anyone just how essential the 504 small business lending program is and how critical it is that we improve it. By reducing burdens on small businesses, we help ensure not only their individual success, but the success for our Nation's economy.

Mr. Speaker, I am proud to put forth this commonsense legislation, and I urge my colleagues to support it.

Ms. VELAZQUEZ. Mr. Speaker, I yield 2 minutes to the gentleman from Pennsylvania (Mr. EVANS), who is the ranking member on the Subcommittee of Economic Growth, Tax and Capital Access.

Mr. EVANS. Mr. Speaker, I would like to thank the chairman and the ranking member for their bipartisan leadership.

I am pleased to join with my colleague, Congressman JOHN CURTIS from Utah, in putting forth this important piece of legislation. I am pleased to join as the cosponsor of Congressman CURTIS on H.R. 6348, the Small Business Access to Capital and Efficiency Act, which adjusts the real estate appraisal threshold under the section 504 program to bring them into line with thresholds used by the Federal banking regulator. This bill also passed out of the Small Business Committee in July.

The city of Philadelphia has a robust real estate industry which employs appraisers, lenders, construction workers, bankers, and numerous others. The point is the industry is responsible for jobs, jobs, and more jobs. Currently, the Small Business Act mandates this.

Mr. Speaker, I urge my colleagues to support this particular bill. This is very important to our country.

Mr. CHABOT. Mr. Speaker, I would like to thank the gentleman from Pennsylvania (Mr. EVANS) for his leadership on this.

Mr. Speaker, I have no further speakers, and I reserve the balance of my time.

Ms. VELAZQUEZ. Mr. Speaker, in closing, with this legislation, we are only responding to the reality of the situation in the commercial lending market.

This is a commonsense fix with bipartisan support that will ensure small businesses are not unfairly burdened with appraisal requirements. Doing so allows small firms to allocate their working capital as wisely and efficiently as possible.

Mr. Speaker, I urge Members to support this bill, and I yield back the balance of my time.

Mr. CHABOT. Mr. Speaker, I yield myself such time as I may consume to close.

Mr. Speaker, to conclude, the SBA's 504/CDC loan program is vital to many creditworthy small businesses that cannot obtain credit elsewhere. To reduce confusion from conflicting Federal rules, H.R. 6348 will update and bring SBA's commercial real estate threshold to the same level as other Federal financial regulators.

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We must continue to work together to free small business owners from conflicting Federal regulations. I urge my colleagues to support this bipartisan reform instituted in H.R. 6348.

Mr. Speaker, I yield back the balance of my time.

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Ohio (Mr. CHABOT) that the House suspend the rules and pass the bill, H.R. 6348.

The question was taken; and (two-thirds being in the affirmative) the rules were suspended and the bill was passed.

A motion to reconsider was laid on the table.

#### 7(a) REAL ESTATE APPRAISAL HARMONIZATION ACT

Mr. CHABOT. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 6347) to adjust the real estate appraisal thresholds under the 7(a) program to bring them into line with the thresholds used by the Federal banking regulators, and for other purposes.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 6347

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. SHORT TITLE.

This Act may be cited as the “7(a) Real Estate Appraisal Harmonization Act”.

#### SEC. 2. APPRAISAL THRESHOLDS.

Section 7(a)(29) of the Small Business Act (15 U.S.C. 636(a)(29)) is amended—

(1) by redesignating subparagraphs (A) and (B) as clauses (i) and (ii), respectively, and adjusting the margins of such clauses accordingly;

(2) by striking “With respect to” and inserting the following:

“(A) IN GENERAL.—With respect to”;

(3) in clause (i), as so redesignated, by striking “for more than \$250,000” and inserting “, if such loan is in an amount greater than the Federal banking regulator appraisal threshold”;

(4) in clause (ii), as so redesignated, by striking “for \$250,000 or less” and inserting “, if such loan is in an amount equal to or