

in trust for the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head (Aquinnah), and for other purposes, as amended.

The Clerk read the title of the bill.  
The text of the bill is as follows:

H.R. 681

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

**SECTION 1. MASHPEE WAMPANOAG TRIBE AND WAMPANOAG TRIBE OF GAY HEAD (AQUINNAH) LEASING AUTHORITY.**

Subsection (a) of the first section of the Act of August 9, 1955 (69 Stat. 539, chapter 615; 25 U.S.C. 415(a)) (commonly known as the "Long-Term Leasing Act"), is amended, in the second sentence, by inserting "the Mashpee Wampanoag Tribe Reservation, land held in trust for the Wampanoag Tribe of Gay Head (Aquinnah)" after "Confederated Tribes of the Chehalis Reservation".

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Arkansas (Mr. WESTERMAN) and the gentlewoman from Oregon (Ms. HOYLE) each will control 20 minutes.

The Chair recognizes the gentleman from Arkansas.

GENERAL LEAVE

Mr. WESTERMAN. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days to revise and extend their remarks and include extraneous material to H.R. 681, the bill now under consideration.

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

There was no objection.

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

Mr. Speaker, H.R. 681, introduced by Representative KEATING, would authorize the Mashpee Wampanoag Tribe and Wampanoag Tribe of Gay Head, both of Massachusetts, to lease lands held in trust for up to 99 years, subject to approval by the Secretary of the Interior.

Congress has long recognized that Tribes need the ability to lease their lands to support housing, commercial activity, and community development. While the Indian Long-Term Leasing Act allows leasing of trust lands, longer lease terms have often required Tribe-specific legislation. Over time, Congress has granted 99-year leasing authority to a number of Tribes to accommodate long-term planning and investment.

H.R. 681 simply extends that same authority to these two Tribes in Massachusetts. The bill ensures these Tribes are treated consistently with others that have already received 99-year leasing authority.

By providing parity and leasing authority, H.R. 681 supports local economic planning and development and promotes fairness and opportunity for these Tribal communities while maintaining Federal oversight through secretarial approval.

Mr. Speaker, I support this bill, and I reserve the balance of my time.

Ms. HOYLE of Oregon. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I rise in strong support of Mr. KEATING's bill to amend the Long-Term Leasing Act for the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head (Aquinnah).

Under the Long-Term Leasing Act, Tribes are generally limited to lease terms of 25 years with an option to renew for an additional 25 years.

This restriction, as we mentioned earlier, often has hindered economic development in Indian Country where growth is essential to providing services and opportunities for Tribal citizens.

To address this barrier, Congress has repeatedly passed bipartisan, non-controversial bills allowing individual Tribes to secure long-term leases, just as H.R. 681 seeks to do.

Representative KEATING's bill would authorize the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head (Aquinnah) to enter into lease agreements for up to 99 years, providing parity with other Tribes that already have that authority.

Extending lease terms from 25 to 99 years will provide certainty that lenders, investors, and development partners need to make meaningful, long-term investments with the Tribes, helping promote economic stability and address the Tribes' ongoing housing challenges.

This bill respects Tribal sovereignty and advances self-determination. It removes barriers to the Tribes' housing and economic development efforts.

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

Mr. WESTERMAN. Mr. Speaker, H.R. 681, again, provides equal leasing authority to the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head, aligning them with the other Tribes that have already received 99-year leasing authority from Congress.

Mr. Speaker, I support H.R. 681, and I yield back the balance of my time.

□ 1620

The SPEAKER pro tempore. The question is on the motion offered by the gentleman from Arkansas (Mr. WESTERMAN) that the House suspend the rules and pass the bill, H.R. 681, 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 amend the Act of August 9, 1955 (commonly known as the "Long-Term Leasing Act"), to authorize leases of up to 99 years for land in the Mashpee Wampanoag Tribe Reservation and land held in trust for the Wampanoag Tribe of Gay Head (Aquinnah), and for other purposes."

A motion to reconsider was laid on the table.

CAPTAIN ACCURSIO "GUS" SANFILIPPO YOUNG FISHERMEN'S DEVELOPMENT ACT

Mr. WESTERMAN. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 3692) to reauthorize the Young Fishermen's Development Act, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 3692

*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 "Captain Accursio "Gus" Sanfilippo Young Fishermen's Development Act".

**SEC. 2. YOUNG FISHERMEN'S DEVELOPMENT ACT REAUTHORIZATION.**

Section 5(a) of the Young Fishermen's Development Act (33 U.S.C. 1144(a)) is amended by striking "2026" and inserting "2031".

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Arkansas (Mr. WESTERMAN) and the gentlewoman from Oregon (Ms. HOYLE) each will control 20 minutes.

The Chair recognizes the gentleman from Arkansas.

GENERAL LEAVE

Mr. WESTERMAN. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days to revise and extend their remarks and include extraneous material on H.R. 3692, the bill now under consideration.

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

There was no objection.

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

Mr. Speaker, I rise in support of H.R. 3692, the Captain Accursio "Gus" Sanfilippo Young Fishermen's Development Act, sponsored by Representative MOULTON from Massachusetts.

This bill is named after the captain of the *Lily Jean*, who tragically lost his life, along with six others, when the fishing vessel sank off the coast of Massachusetts in January.

Our thoughts are with his family and the families of those who lost their lives in this terrible accident.

The Young Fishermen's national competitive grant program supports the training and education of the Nation's next generation of commercial fishermen. This legislation would reauthorize the program through fiscal year 2031, supporting the education of America's future fishermen and a competitive and sustainable American seafood economy.

Mr. Speaker, I support H.R. 3692, and I reserve the balance of my time.

Ms. HOYLE of Oregon. Mr. Speaker, I yield 5 minutes to the gentleman from Massachusetts (Mr. MOULTON).

Mr. MOULTON. Mr. Speaker, as the Representative of Gloucester, Massachusetts, America's oldest seaport, I am proud to lead this critical bill to reauthorize the Young Fishermen's Development Grant Program for another 5 years.

This national competitive grant program supports the training and education of the Nation's next generation of commercial fishermen. Commercial fishing is at the heart of Massachusetts's identity and economy, but this legacy will not endure if we don't help the next generation get started.

These grants help the industry expand and evolve. I am proud that this money will give new opportunities to young people who are interested in working at sea and supplying our communities with fresh seafood, so we don't buy it all from unregulated fisheries overseas.

This bill has been renamed the Captain Accursio "Gus" Sanfilippo Young Fishermen's Development Act in honor of the captain of the fishing vessel *Lily Jean*.

Under this program, young fishermen across New England have received critical vocational training to enter the industry, develop into competitive deckhands, and transition to the wheelhouse as captains like Gus.

I thank Congressman NICHOLAS BEGICH from Alaska for partnering on this effort and making this a strong bipartisan bill. I am proud to lead the effort with him to keep this vital program funded every year. I also thank Representatives TOKUDA, RADEWAGEN, and GOLDEN for their partnership.

Mr. Speaker, I would like to say a few words about Gus. On January 30, 2026, the 72-foot fishing vessel *Lily Jean* sank roughly 25 miles off Gloucester, Massachusetts. Tragically, all seven crewmembers, including Captain Sanfilippo, were lost.

Gus hailed from a family of fishermen and first learned the ropes of the industry from his father, Antonino, a Sicilian immigrant who owned the *St. George II*. Under his father's guidance, he developed the values of hard work and perseverance and a deep respect for the sea.

The lessons Antonino taught Gus remained with him throughout his life. He later purchased his own fishing vessel, the *Lily Jean*, named after his daughter, and carried forth his family's legacy as the next generation of Sanfilippos to fish commercially.

With his beloved wife, Lorie, Gus had two children, Lily Jean and Anthony. An adoring husband and father, he was also a father figure at sea. Captain Sanfilippo mentored countless young men and women who joined his crew. He enjoyed teaching them essential skills such as net mending, electronics, navigation, and vessel maintenance. Most importantly, he stressed the value of teamwork and looking out for one another on the open ocean.

Captain Sanfilippo took young workers under his wing, showing them not only how to succeed in the industry but how to carry themselves with responsibility and courage. He ran a tight ship, valuing rules, structure, and safety. He took great pride in his role as captain and was, above all else, courageous and selfless.

Captain Sanfilippo is currently being considered posthumously for a Mariner's Medal in recognition of his historic rescues of multiple fishing vessels in distress.

As a father, he led by example with kindness, patience, steady guidance, integrity, and a generous heart. As a captain, he shared the same values with the young members of his crew.

Mr. Speaker, I am so proud to rename the Young Fishermen's Development Act on behalf of Captain Accursio "Gus" Sanfilippo.

Ms. HOYLE of Oregon. Mr. Speaker, I yield myself the balance of my time.

Mr. Speaker, H.R. 3692 will reauthorize the Young Fishermen's Development Act through fiscal year 2031, ensuring the next generation of commercial fishermen has the support they need to enter and sustain careers in this vital industry.

The Young Fishermen's Development Grant Program addresses challenges by providing competitive grants of up to \$200,000 to support training, education, and technical assistance programs.

Since its implementation, the program has delivered nearly \$2 million in direct support to workforce training programs nationwide, successfully lowering the barriers to entry and enabling practical apprenticeship programs.

This bipartisan legislation maintains the \$2 million annual authorization and is supported by Democrats and Republicans in both Chambers of Congress.

I have the honor to represent two-thirds of the Oregon coast. Commercial fishing is a very important part of our community and our traditions.

I urge my colleagues to join me in support of H.R. 3692 and investing in the future of America's commercial fishing industry.

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

Mr. WESTERMAN. Mr. Speaker, I yield myself the balance of my time.

Mr. Speaker, again, this bill promotes continued investment in both the next generation of American fishermen and the American seafood industry as a whole. I commend my friend, Mr. MOULTON, for bringing this forward, and I support this bill, H.R. 3692.

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 Arkansas (Mr. WESTERMAN) that the House suspend the rules and pass the bill, H.R. 3692, as amended.

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

A motion to reconsider was laid on the table.

□ 1630

### TRIBAL TRUST LAND HOMEOWNERSHIP ACT OF 2025

Mr. WESTERMAN. Mr. Speaker, I move to suspend the rules and pass the bill (S. 723) to require the Bureau of Indian Affairs to process and complete all mortgage packages associated with residential and business mortgages on Indian land by certain deadlines, and for other purposes.

The Clerk read the title of the bill.

The text of the bill is as follows:

S. 723

*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 "Tribal Trust Land Homeownership Act of 2025".

#### SEC. 2. DEFINITIONS.

In this Act:

(1) APPLICABLE BUREAU OFFICE.—The term "applicable Bureau office" means—

- (A) a Regional office of the Bureau;
- (B) an Agency office of the Bureau; or
- (C) a Land Titles and Records Office of the Bureau.

(2) BUREAU.—The term "Bureau" means the Bureau of Indian Affairs.

(3) DIRECTOR.—The term "Director" means the Director of the Bureau.

(4) FIRST CERTIFIED TITLE STATUS REPORT.—The term "first certified title status report" means the title status report needed to verify title status on Indian land.

(5) INDIAN LAND.—The term "Indian land" has the meaning given the term in section 162.003 of title 25, Code of Federal Regulations (as in effect on the date of enactment of this Act).

(6) LAND MORTGAGE.—The term "land mortgage" means a mortgage obtained by an individual Indian who owns a tract of trust land for the purpose of—

- (A) home acquisition;
- (B) home construction;
- (C) home improvements; or
- (D) economic development.

(7) LEASEHOLD MORTGAGE.—The term "leasehold mortgage" means a mortgage, deed of trust, or other instrument that pledges the leasehold interest of a lessee as security for a debt or other obligation owed by the lessee to a lender or other mortgagee.

(8) MORTGAGE PACKAGE.—The term "mortgage package" means a proposed residential leasehold mortgage, business leasehold mortgage, land mortgage, or right-of-way document submitted to an applicable Bureau office under section 3(a)(1).

(9) RELEVANT FEDERAL AGENCY.—The term "relevant Federal agency" means any of the following Federal agencies that guarantee or make direct mortgage loans on Indian land:

- (A) The Department of Agriculture.
- (B) The Department of Housing and Urban Development.
- (C) The Department of Veterans Affairs.

(10) RIGHT-OF-WAY DOCUMENT.—The term "right-of-way document" has the meaning given the term in section 169.2 of title 25, Code of Federal Regulations (as in effect on the date of enactment of this Act).

(11) SUBSEQUENT CERTIFIED TITLE STATUS REPORT.—The term "subsequent certified title status report" means the title status report needed to identify any liens against a residential, business, or land lease on Indian land.

#### SEC. 3. MORTGAGE REVIEW AND PROCESSING.

(a) REVIEW AND PROCESSING DEADLINES.—

(1) IN GENERAL.—As soon as practicable after receiving a proposed residential leasehold mortgage, business leasehold mortgage,