

the GSA is accountable to the American taxpayer.

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

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

Mr. Speaker, I support H.R. 6480, legislation introduced by me and cosponsored by Representative SCOTT PERRY. The Federal real estate portfolio is being reshaped at a speed and scale this institution has never seen. Last year, under DOGE, leases were terminated overnight, buildings were emptied, and entire agencies were displaced. Through all of it, Congress was given little information about what was being sold or surrendered.

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This should concern every single Member of this Chamber, regardless of political party. This has been a problem under both Democratic and Republican administrations.

The GSA used to keep Congress informed. They produced a “State of the Portfolio” report, a clear, comprehensive accounting of the Federal real estate footprint. They haven’t done so since 2013.

Now, in 2026, after an aggressive reshaping of the Federal Government’s real estate portfolio, Congress is flying blind. H.R. 6480 turns the lights back on.

This bill, introduced by myself and cosponsored by Representative PERRY, directs the Administrator of General Services to submit an annual report to Congress on the state of the Federal real estate portfolio: every lease signed and terminated, every square foot leased and occupied, every GSA-owned building disposed of, every plan to relocate Federal agencies, all of it on the record, in front of Congress, accountable to the people of this country.

Congress has a constitutional obligation to know what is happening to Federal property that belongs to the American taxpayer. No administration of either party should be making unilateral decisions about the public’s assets without this body having full visibility.

Mr. Speaker, I support this important bill, H.R. 6480, and urge my colleagues to do the same. I yield back the balance of my time.

Mr. TAYLOR. Mr. Speaker, I yield myself the balance of my time to close.

Mr. Speaker, this legislation will increase transparency of GSA’s real estate holdings and ensure there is greater accountability to the American taxpayer for the management of our Federal real estate portfolio.

I urge support of H.R. 6480, and 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. TAYLOR) that the House suspend the rules and pass the bill, H.R. 6480.

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.

#### FEDERAL BUILDING THREAT NOTIFICATION ACT

Mr. TAYLOR. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 6481) to direct the Administrator of General Services and the Director of the Federal Protective Service to establish guidance relating to emergency communication protocols for public buildings, and for other purposes.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 6481

*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 “Federal Building Threat Notification Act”.

##### SEC. 2. GUIDANCE FOR BUILDINGS.

(a) LIFE SAFETY EVENTS DEFINED.—In this section, the term “life safety events” means events to which first responders, including law enforcement, fire and emergency rescue, and natural disaster experts, deploy.

(b) GUIDANCE.—

(1) IN GENERAL.—Not later than 1 year after the date of enactment of this Act, the Administrator of General Services and the Director of the Federal Protective Service shall develop and disseminate emergency communication guidance for building facility security committees to execute in any case in which life safety events threaten Federal buildings owned and operated by the Administrator of General Services under the protection of the Federal Protective Service.

(2) CONTENTS.—The guidance developed under paragraph (1) shall include best practices and protocols relating to—

(A) standard operating procedures to inform building tenants of threats to the buildings or occupants of the buildings; and

(B) instructions for safety practices in response to threats or a heightened risk to the building and the occupants of the building.

(c) SECURITY OFFICIALS.—The designated official of the facility security committee for each Federal building that is owned or operated by the General Services Administration under the protection of the Federal Protective Service shall be responsible for implementing the guidance at the respective building.

(d) REPORT.—Not later than 18 months after the date of enactment of this Act, the Administrator of General Services shall electronically submit to Congress a report on the best practices and protocols implemented under this Act.

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Ohio (Mr. TAYLOR) and the gentleman from Arizona (Mr. STANTON) each will control 20 minutes.

The Chair recognizes the gentleman from Ohio.

##### GENERAL LEAVE

Mr. TAYLOR. Mr. Speaker, I ask unanimous consent that Members have 5 legislative days in which to revise and extend their remarks and insert extraneous material into the RECORD on H.R. 6481.

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

There was no objection.

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

Mr. Speaker, the Federal Building Threat Notification Act directs the Administrator of General Services and the Director of the Federal Protective Service to establish guidance on emergency communication protocols for public buildings.

This legislation was developed after the committee received a report detailing crime that occurs in and around Federal buildings. The report detailed that in fiscal year 2024, there were over 3,500 incidents of crime in and around Federal buildings recorded nationwide.

This data paints a clear picture of the current system in which the safety of Federal workers and visitors to GSA buildings is not a guarantee. It is even more critical today, given the heightened security threats, to ensure there are clear communication protocols for occupants and visitors to Federal facilities.

Mr. Speaker, I thank the Subcommittee on Economic Development, Public Buildings, and Emergency Management ranking member, Mr. STANTON, along with subcommittee chairman, Mr. PERRY, for their work on this very important piece of legislation.

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

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

Mr. Speaker, Federal employees deserve to work in safety and security, and the Americans who go to Federal buildings to access essential services deserve to do so with the same assurances.

A 2025 GAO report found that in fiscal year 2024 alone, there were over 3,500 incidents, recorded incidents, at Federal facilities across this country: 763 threats, 142 weapons violations, 9 arson attacks, 3 homicides, and 1 kidnapping.

These are attacks on the women and men who show up every day to serve the American people. Right now, in this political climate, Federal employees are being targeted, online, in person, and in the buildings where they work. The hostility directed at our civil servants has reached a boiling point, and Congress must act to keep people safe.

However, threats don’t only come from people. When Hurricane Katrina struck the Gulf Coast on August 29, 2005, 83 Federal facilities in Louisiana, Mississippi, and Alabama were significantly damaged. Back-to-back hurricanes, Irma and Maria, severely damaged Puerto Rico’s Federal buildings and Federal courthouses in 2017. Storms are getting stronger and more destructive. It is critical that workers and visitors to Federal buildings know what to do in case of an emergency.

H.R. 6481, the Federal Building Threat Notification Act, introduced by myself and cosponsored by Congressman PERRY, directs the Administrator

of General Services and the Director of the Federal Protective Service to develop and disseminate a clear, actionable emergency communication protocol for public buildings.

The guidance will include best practices and protocols to inform building tenants of threats to the buildings or their occupants and instructions for safety practices in response to threats or heightened risk.

The Federal Building Threat Notification Act is common sense and good policy. Mr. Speaker, I support H.R. 6481, the Federal Building Threat Notification Act, and I urge my colleagues to join me in supporting this important bill.

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

Mr. TAYLOR. Mr. Speaker, I yield myself the balance of my time to close.

Mr. Speaker, this legislation will ensure that the GSA and FPS establish standard operating procedures that will help keep agency tenants better informed when there are threats to the building or its occupants. This is an important step Congress can take to increase safety in Federal buildings for both Federal employees and visitors.

I urge support of H.R. 6481, and 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. TAYLOR) that the House suspend the rules and pass the bill, H.R. 6481.

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.

#### SMART SPACE ACT OF 2026

Mr. TAYLOR. Mr. Speaker, I move to suspend the rules and pass the bill (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, as amended.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 7388

*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 "Smart Space Act of 2026".*

#### SEC. 2. PROJECT RECOMMENDATIONS.

(a) *MEETINGS AND CONSULTATIONS.*—Not later than 90 days after the date of enactment of this Act, the Administrator of General Services shall convene consultation meetings to identify alternative financing solutions for the construction or renovation of public buildings, or necessary work to prepare such buildings for disposal that will reduce costs to the Federal Government.

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

(1) *experts related to private commercial real estate;*

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

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

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

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

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

(d) *RECOMMENDED PROJECT LIST.*—In submitting a list of recommended projects under subsection (c)(2), the Administrator shall submit projects that the Administrator determines—

(1) *serve core missions of the Federal Government for which maintaining the functions in federally owned space over the long-term is critical;*

(2) *will result in either consolidations or relocations of Federal departments or agencies out of costly, inefficient, and underutilized space that the Administrator intends to sell or dispose of once vacated; and*

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

(e) *TRANSPARENCY.*—

(1) *REPORT.*—The Administrator shall submit the report under subsection (c) to the Committee on Transportation and Infrastructure in the House and the Committee on Environment and Public Works in the Senate and make such report publicly available on the website of the General Services Administration.

(2) *TIMELINE.*—The Administrator of General Services shall maintain on the website of the General Services Administration information on the process under this Act, including any timelines and milestones.

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

(4) *MEETINGS.*—Meetings pursuant to subsection (a) shall be noticed and open to the public and shall not be subject to chapter 10 of title 5, United States Code.

(f) *DEFINITIONS.*—In this Act:

(1) *ALTERNATIVE FINANCING; PUBLIC-PRIVATE PARTNERSHIP.*—The terms "alternative financing" and "public-private partnership" may include—

(A) *agreements that reflect an obligation by a non-Federal entity to design, build, finance, operate, and maintain an asset, or a combination thereof; and*

(B) *a ground-lease to a non-Federal party with a subsequent lease back of the improvements.*

(2) *PUBLIC BUILDING.*—The term "public building" has the meaning given such term in section 3301 of title 40, United States Code.

The SPEAKER pro tempore. Pursuant to the rule, the gentleman from Ohio (Mr. TAYLOR) and the gentleman from Arizona (Mr. STANTON) each will control 20 minutes.

The Chair recognizes the gentleman from Ohio.

#### GENERAL LEAVE

Mr. TAYLOR. Mr. Speaker, I ask unanimous consent that Members have 5 legislative days in which to revise and extend their remarks and insert extraneous material into the RECORD on H.R. 7388, as amended.

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

There was no objection.

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

Mr. Speaker, H.R. 7388, the Smart Space Act of 2026, directs the Administrator of General Services to consult with real estate experts on how alternative financing and public-private partnerships can be used for public building projects to reduce costs to the taxpayer.

Last year, the Thomas R. Carper Water Resources Development Act of 2024 was signed into law. That legislation included significant public buildings reforms that have the potential to save billions of dollars for taxpayers.

As the GSA and other executive agencies have implemented these reforms to reduce costly space, a key challenge agencies have faced is funding activities that may be needed before buildings can be sold and agencies relocated to less expensive space.

In addition, recent hearings held by the Committee on Transportation and Infrastructure, as well as reports by the Government Accountability Office and the Public Buildings Reform Board, have revealed billions of dollars in liabilities associated with our owned real estate assets due to deferred maintenance accumulated over the years.

We need to identify new funding solutions to these problems that don't rely on increasing taxpayer dollars for the space consolidation efforts.

The Smart Space Act of 2026 directs the GSA, in consultation with real estate experts, to recommend alternative financing solutions and provide a list of projects for which those solutions would make sense. This will provide the President and Congress with information on viable options to address the challenge of acquiring the capital needed to prepare buildings for sale and reduce the liability to the taxpayer.

Mr. Speaker, I thank the gentleman from Missouri (Mr. BURLISON) for his leadership on this important issue. I urge support of this legislation, and I reserve the balance of my time.

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Mr. STANTON. I yield myself such time as I may consume.

Mr. Speaker, I rise in support of H.R. 7388, the Smart Space Act, as amended.

The General Services Administration's portfolio of owned buildings are now, on average, over 52 years old, and many of the buildings have not undergone any significant modernizations since they were constructed.

In 2025, the GAO reported that GSA has a \$6.1 billion deferred maintenance and repair backlog.

In 2026, the Public Buildings Reform Board reported that GSA's backlog was approximately \$50 billion. Whether the cost to repair GSA's buildings is \$6.1 billion or \$50 billion, GSA does not currently have the funding. The Smart Space Act is intended to address this