

**AMENDMENT TO THE AMENDMENT IN THE NA-
TURE OF A SUBSTITUTE TO THE COMMITTEE
PRINT
OFFERED BY MR. AMODEI OF NEVADA**

At the end of subtitle C, add the following:

1 **SEC. 80316. BUREAU OF LAND MANAGEMENT LAND IN NE-**
2 **VADA.**

3 (a) LYON COUNTY.—

4 (1) IN GENERAL.—Not later than 2 years after
5 the date of enactment of this title, the Secretary of
6 the Interior (referred to in this section as the “Sec-
7 retary”), in accordance with this section and the
8 Federal Land Policy and Management Act of 1976
9 (43 U.S.C. 1701), shall identify and offer for sale to
10 the City of Fernley, Nevada, all right, title, and in-
11 terest of the United States in and to the Federal
12 land—

13 (A) located in Lyon County, Nevada; and

14 (B) identified as “Fernley Land Convey-
15 ance Boundary” on the map entitled “Fernley
16 Economic Development Act” and dated October
17 6, 2020.

1 (2) COSTS.—As a condition of the conveyance
2 of the Federal land under paragraph (1), the City
3 of Fernley, Nevada, shall pay—

4 (A) an amount equal to the appraised
5 value determined in accordance with subsection
6 (e)(2); and

7 (B) all costs related to the conveyance of
8 the Federal land to the City, including all sur-
9 veys, appraisals, and other associated adminis-
10 trative costs.

11 (b) CLARK COUNTY.—

12 (1) IN GENERAL.—Not later than 2 years after
13 the date of enactment of this title, the Secretary, in
14 accordance with this section and the Federal Land
15 Policy and Management Act of 1976 (43 U.S.C.
16 1701), shall identify and offer for sale all right, title,
17 and interest of the United States in and to Federal
18 land located in Clark County, Nevada that has been
19 identified—

20 (A) as suitable for disposal in the Las
21 Vegas Resource Management Plan in existence
22 on the date of enactment of this title; or

23 (B) as “Modified Existing Disposal” on
24 the map entitled “Southern Nevada Economic

1 Development and Conservation Act Disposal
2 Map” and dated February 6, 2025.

3 (2) COMPLIANCE WITH LOCAL PLANNING AND
4 ZONING LAWS.—Before carrying out a sale of Fed-
5 eral land under paragraph (1), Clark County shall
6 submit to the Secretary a certification that any enti-
7 ty selected to purchase land through a competitive
8 bidding process under subsection (e)(1)(A) has
9 agreed to comply with—

10 (A) zoning ordinances of the county; and

11 (B) any master plan for the area approved
12 by the county or region.

13 (3) AFFORDABLE HOUSING.—

14 (A) IN GENERAL.—Upon the request Clark
15 County, the Secretary shall make the Federal
16 land identified as “Modified Existing Disposal”
17 on the map entitled “Southern Nevada Eco-
18 nomic Development and Conservation Act Dis-
19 posal Map” and dated February 6, 2025 avail-
20 able at less than fair market value for afford-
21 able housing, in accordance with section 7(b) of
22 the Southern Nevada Public Land Management
23 Act of 1998 (Public Law 105–263; 112 Stat.
24 2349).

1 (B) EXEMPTION FROM NOTICE OF REALTY
2 ACTION REQUIREMENT.—If any entity seeks to
3 use covered land for affordable housing pur-
4 poses under subparagraph (A), the entity—

5 (i) shall not be required to comply no-
6 tice of realty action requirements with re-
7 spect to the covered land; but

8 (ii) before using the covered land for
9 affordable housing purposes, shall provide
10 for a period of not less than 14 days ade-
11 quate public notice of the use of the cov-
12 ered land.

13 (4) SAVINGS CLAUSE.—Nothing in this section
14 shall be construed to affect Federal lands previously
15 identified for disposal under the Southern Nevada
16 Public Land Management Act of 1998 (Public Law
17 105–263; 112 Stat. 2343) nor the disposition of pro-
18 ceeds for such lands prior to the date of enactment
19 of this title.

20 (c) WASHOE COUNTY.—

21 (1) IN GENERAL.—Not later than 2 years after
22 the date of enactment of this title, the Secretary, in
23 accordance with this section and the Federal Land
24 Policy and Management Act of 1976 (43 U.S.C.
25 1701), shall identify and offer for sale all right, title,

1 and interest of the United States in and to Federal
2 land located in Washoe County, Nevada, that has
3 been identified—

4 (A) as suitable for disposal in the Carson
5 City Consolidated Resource Management Plan
6 in existence on the date of enactment of this
7 title; or

8 (B) as “BLM Land for Disposal” on the
9 map entitled “Washoe County Land Disposals”
10 and dated February 7, 2025.

11 (2) EVALUATION OF ADDITIONAL LAND FOR
12 POTENTIAL DISPOSAL.—

13 (A) IN GENERAL.—The Secretary shall,
14 not later than 1 year after the date of enact-
15 ment of this title, evaluate the parcels of Fed-
16 eral land depicted as “Additional BLM Land
17 Potentially Available for Disposal” on the map
18 entitled “Washoe County Land Disposals” and
19 dated February 7, 2025, to assess the suit-
20 ability of the evaluated Federal land for dis-
21 posal in accordance with section 203(a) of the
22 Federal Land Policy and Management Act of
23 1976 (43 U.S.C. 1713(a)).

24 (B) SALE.—The parcels of Federal land
25 identified by the Secretary as suitable for dis-

1 posal under subparagraph (A) may be offered
2 for sale in accordance with this section.

3 (3) JOINT SELECTION REQUIRED; DETERMINA-
4 TION REGARDING SUITABILITY FOR AFFORDABLE
5 HOUSING.—

6 (A) IN GENERAL.—The Secretary and
7 Washoe County shall jointly select which par-
8 cels of the Federal land described in paragraph
9 (2)(A) and identified as suitable for disposal in
10 subparagraph (B) to offer for sale under this
11 subsection.

12 (B) DETERMINATION.—During the selec-
13 tion process under subparagraph (A), the Sec-
14 retary and Washoe County shall evaluate
15 whether any parcels of the Federal land de-
16 scribed in that subparagraph are suitable for
17 affordable housing.

18 (C) CONVEYANCE.—If a parcel of Federal
19 land is determined to be suitable for affordable
20 housing under subparagraph (B), on request of
21 a State or local governmental entity, the appli-
22 cable parcel of Federal land shall be made
23 available at less than fair market value to the
24 governmental entity in accordance with section
25 7(b) of the Southern Nevada Public Land Man-

1 agement Act of 1998 (Public Law 105–263;
2 112 Stat. 2349).

3 (D) SURVEY.—The exact acreage and legal
4 description of a parcel of Federal land to be
5 conveyed under subparagraph (C) shall be de-
6 termined by a survey satisfactory to the Sec-
7 retary.

8 (4) COMPLIANCE WITH LOCAL PLANNING AND
9 ZONING LAWS.—Before carrying out a sale of Fed-
10 eral land under paragraph (2), Washoe County shall
11 submit to the Secretary a certification that any enti-
12 ty selected to purchase land through a competitive
13 bidding process under subsection (e)(1)(A) has
14 agreed to comply with—

15 (A) Washoe County zoning ordinances; and

16 (B) any master plan for the area approved
17 by Washoe County or region.

18 (5) POSTPONEMENT; EXCLUSION FROM SALE.—
19 At the request of Washoe County, the Secretary
20 shall postpone or exclude from sale all or a portion
21 of the Federal land described in paragraph (2).

22 (6) AFFORDABLE HOUSING.—

23 (A) DETERMINATION REGARDING SUIT-
24 ABILITY FOR AFFORDABLE HOUSING.—Not
25 later than 90 days after the date of enactment

1 of this title, the Secretary shall conduct a re-
2 view of the Federal land described in subpara-
3 graph (C) to determine the suitability of the
4 Federal land for affordable housing.

5 (B) AUTHORIZATION.—Upon the request
6 of a State or local governmental entity, the Sec-
7 retary shall make the Federal land described in
8 subparagraph (C) available at less than fair
9 market value for affordable housing, in accord-
10 ance with section 7(b) of the Southern Nevada
11 Public Land Management Act of 1998 (Public
12 Law 105–263; 112 Stat. 2349).

13 (C) DESCRIPTION OF FEDERAL LAND.—
14 The Federal land referred to in subparagraphs
15 (A) and (B) is the land identified as “BLM
16 Land for Disposal Only for Affordable Hous-
17 ing” on the map entitled “Washoe County Land
18 Disposals” and dated February 7, 2025.

19 (D) EXEMPTION FROM NOTICE OF REALTY
20 ACTION REQUIREMENT.—If any entity seeks to
21 use covered land for affordable housing pur-
22 poses under subparagraph (B), the entity—

23 (i) shall not be required to comply no-
24 tice of realty action requirements with re-
25 spect to the covered land; but

1 (ii) before using the covered land for
2 affordable housing purposes, shall provide
3 for a period of not less than 14 days ade-
4 quate public notice of the use of the cov-
5 ered land.

6 (d) PERSHING COUNTY CHECKERBOARD RESOLU-
7 TION AND DISPOSAL.—

8 (1) SALE OR EXCHANGE OF ELIGIBLE LAND.—

9 (A) AUTHORIZATION OF CONVEYANCE.—

10 Not later than 2 years after the date of the en-
11 actment of this title, the Secretary, in accord-
12 ance with this section and subject to valid exist-
13 ing rights, shall conduct sales or exchanges of
14 all right, title, and interest of the United States
15 in and to the eligible land.

16 (B) JOINT SELECTION REQUIRED.—After
17 providing public notice, the Secretary and the
18 County shall jointly select parcels of eligible
19 land to be offered for sale or exchange under
20 subparagraph (A).

21 (C) LAND EXCHANGES.—

22 (i) IN GENERAL.—An exchange of eli-
23 gible land under subparagraph (A) shall be
24 consistent with section 206(a) of the Fed-

1 eral Land Policy and Management Act of
2 1976 (43 U.S.C. 1716).

3 (ii) EQUAL VALUE EXCHANGE.—

4 (I) IN GENERAL.—The value of
5 the eligible land and private land to
6 be exchanged under subparagraph
7 (A)—

8 (aa) shall be equal; or

9 (bb) shall be made equal in
10 accordance with subclause (II).

11 (II) EQUALIZATION.—

12 (aa) SURPLUS OF ELIGIBLE
13 LAND.—With respect to the eligi-
14 ble land and private land to be
15 exchanged under subparagraph
16 (A), if the value of the eligible
17 land exceeds the value of the pri-
18 vate land, the value of the eligible
19 land and the private land shall be
20 equalized by—

21 (AA) the owner of the
22 private land making a cash
23 equalization payment to the
24 Secretary;

1 (BB) adding private
2 land to the exchange; or

3 (CC) removing eligible
4 land from the exchange.

5 (bb) SURPLUS OF PRIVATE
6 LAND.—With respect to the eligi-
7 ble land and private land to be
8 exchanged under subparagraph
9 (A), if the value of the private
10 land exceeds the value of the eli-
11 gible land, the value of the pri-
12 vate land and the eligible land
13 shall be equalized by—

14 (AA) the Secretary
15 making a cash equalization
16 payment to the owner of the
17 private land, in accordance
18 with section 206(b) of the
19 Federal Land Policy and
20 Management Act of 1976
21 (43 U.S.C. 1716(b));

22 (BB) adding eligible
23 land to the exchange; or

24 (CC) removing private
25 land from the exchange.

1 (iii) ADJACENT LAND.—To the extent
2 practicable, the Secretary shall seek to
3 enter into agreements with one or more
4 owners of private land adjacent to the eli-
5 gible land for the exchange of the private
6 land for the eligible land, if the Secretary
7 determines that the exchange would con-
8 solidate Federal land ownership and facili-
9 tate improved Federal land management.

10 (D) DEADLINE FOR SALE OR EXCHANGE;
11 EXCLUSIONS.—

12 (i) DEADLINE.—Not later than 2
13 years after the date on which the eligible
14 land is jointly selected under subparagraph
15 (B), the Secretary shall offer for sale or
16 exchange the parcels of eligible land jointly
17 selected under that subparagraph.

18 (ii) POSTPONEMENT OR EXCLU-
19 SION.—The Secretary or the County may
20 postpone or exclude from sale or exchange
21 all or a portion of the eligible land jointly
22 selected under subparagraph (B) for emer-
23 gency ecological or safety reasons.

24 (2) SALE OF ENCUMBERED LAND.—

1 (A) AUTHORIZATION OF CONVEYANCE.—

2 Not later than 2 years after the date of the en-
3 actment of this title and subject to valid exist-
4 ing rights held by third parties, the Secretary
5 shall offer to convey to qualified entities, for
6 fair market value, the remaining right, title,
7 and interest of the United States, in and to the
8 encumbered land.

9 (B) OFFER TO CONVEY.—Not later than
10 180 days after the date on which the Secretary
11 receives a fair market offer from a qualified en-
12 tity for the conveyance of encumbered land, the
13 Secretary shall accept the fair market value
14 offer.

15 (C) CONVEYANCE.—Not later than 180
16 days after the date of acceptance by the Sec-
17 retary of an offer from a qualified entity under
18 subparagraph (B) and completion of a sale for
19 all or part of the applicable portion of encum-
20 bered land to the highest qualified entity, the
21 Secretary, by delivery of an appropriate deed,
22 patent, or other valid instrument of conveyance,
23 shall convey to the qualified entity all remaining
24 right, title, and interest of the United States in

1 and to the applicable portion of the encumbered
2 land.

3 (D) MERGER.—Subject to valid existing
4 rights held by third parties, on delivery of the
5 instrument of conveyance to the qualified entity
6 under subparagraph (C), the prior interests in
7 the locatable minerals and the right to use the
8 surface for mineral purposes held by the quali-
9 fied entity under a mining claim, millsite, tun-
10 nel site, or any other Federal land use author-
11 ization applicable to the encumbered land in-
12 cluded in the instrument of conveyance, shall
13 merge with all right, title, and interest conveyed
14 to the qualified entity by the United States
15 under this section to ensure that the qualified
16 entity receives fee simple title to the purchased
17 encumbered land.

18 (3) DEFINITIONS.—In this subsection:

19 (A) COUNTY.—The term “County” means
20 Pershing County, Nevada.

21 (B) ELIGIBLE LAND.—The term “eligible
22 land” means any land administered by the Sec-
23 retary, acting through the Director of the Bu-
24reau of Land Management—

1 (i) that is within the area identified
2 on the Map as “Checkerboard Lands Reso-
3 lution Area” that is designated for disposal
4 by the Secretary through—

5 (I) the Winnemucca Consolidated
6 Resource Management Plan; or

7 (II) any subsequent amendment
8 or revision to the management plan
9 that is undertaken with full public in-
10 volvement;

11 (ii) that is the land identified on the
12 Map as “Additional Lands Eligible for
13 Disposal”; and

14 (iii) that is not encumbered land.

15 (C) ENCUMBERED LAND.—The term “en-
16 cumbered land” means any land administered
17 by the Secretary, acting through the Director of
18 the Bureau of Land Management, within the
19 area identified on the Map as “Checkerboard
20 Resolution Area” that is encumbered by mining
21 claims, millsites, or tunnel sites.

22 (D) MAP.—The term “Map” means the
23 map titled “Pershing County Checkerboard
24 Lands Resolution” and dated July 8, 2024.

1 (E) QUALIFIED ENTITY.—The term
2 “qualified entity” means, with respect to a por-
3 tion of encumbered land—

4 (i) the owner of a mining claim, mill-
5 site, or tunnel site located on a portion of
6 the encumbered land on the date of the en-
7 actment of this title; and

8 (ii) a successor in interest of an owner
9 described in clause (i).

10 (e) APPRAISALS AND METHODS OF SALE.—

11 (1) METHOD OF SALE.—The sale or exchange
12 of eligible lands under this section shall be—

13 (A) through a competitive bidding process;

14 (B) for not less than fair market value, in
15 accordance with paragraphs (2) and (3); and

16 (C) subject to valid existing rights.

17 (2) APPRAISALS.—Any sales or exchanges car-
18 ried out under this section shall be for not less than
19 fair market value, based on an appraisal that is con-
20 ducted in accordance with—

21 (A) the Uniform Appraisal Standards for
22 Federal Land Acquisitions; and

23 (B) the Uniform Standards of Professional
24 Appraisal Practice.

1 (3) MASS APPRAISALS.—Not later than 2 years
2 after the date of the enactment of this title, and
3 every 5 years thereafter, the Secretary shall—

4 (A) conduct a mass appraisal of eligible
5 land to be sold or exchanged under this section;

6 (B) prepare an evaluation analysis for each
7 land transaction under this section; and

8 (C) make available to the public the results
9 of the mass appraisals conducted under sub-
10 paragraph (A).

11 (f) COSTS.—The qualified entity or entity selected
12 through a competitive bidding process to purchase or ex-
13 change land, as appropriate, shall pay all costs associated
14 with sales or exchanges carried out under this section.

15 (g) DISPOSITION OF PROCEEDS.—Amounts received
16 from the sale of land under this section shall be deposited
17 in the general fund of the Treasury.

18 (h) MAP AND LEGAL DESCRIPTION.—

19 (1) IN GENERAL.—Not later than 2 years after
20 the date of enactment of this title, the Secretary
21 shall finalize the maps and legal descriptions of the
22 land to be sold or exchanged under this section.

23 (2) CONTROLLING DOCUMENT.—In the case of
24 a discrepancy between the maps and legal descrip-

1 tions finalized under paragraph (1), the map shall
2 control.

3 (3) CORRECTIONS.—The Secretary may correct
4 minor errors in the maps or the legal descriptions fi-
5 nalized under paragraph (1).

6 (4) MAP ON FILE.—The maps and legal de-
7 scriptions finalized under paragraph (1) shall be
8 kept on file and available for public inspection in
9 each appropriate office of the Bureau of Land Man-
10 agement.

11 (i) RULE OF CONSTRUCTION.—Nothing in this sec-
12 tion shall be construed as authorizing the conveyance of
13 any lands administered by the National Park Service.

14 **SEC. 80317. FOREST SERVICE LAND IN NEVADA.**

15 (a) IN GENERAL.—Not later than 2 years after the
16 date of enactment of this title, the Secretary of Agri-
17 culture (referred to in this section as the “Secretary”),
18 in accordance with this section, shall identify and offer
19 for sale, subject to subsection (b), all right, title, and inter-
20 est of the United States in and to covered Federal land
21 located in Washoe County, Nevada.

22 (b) JOINT SELECTION REQUIRED; DETERMINATION
23 REGARDING SUITABILITY FOR AFFORDABLE HOUSING.—

1 (1) IN GENERAL.—The Secretary and Washoe
2 County shall jointly select which parcels of covered
3 Federal land to offer for sale under subsection (a).

4 (2) DETERMINATION.—During the selection
5 process under paragraph (1), the Secretary and
6 Washoe County shall evaluate whether any parcels
7 of the Federal land described in that paragraph are
8 suitable for affordable housing.

9 (3) CONVEYANCE.—If a parcel of Federal land
10 is determined to be suitable for affordable housing
11 under paragraph (2), on request of a State or local
12 governmental entity, the applicable parcel of Federal
13 land shall be made available at less than fair market
14 value to the governmental entity in accordance with
15 section 7(b) of the Southern Nevada Public Land
16 Management Act of 1998 (Public Law 105–263;
17 112 Stat. 2349).

18 (4) SURVEY.—The exact acreage and legal de-
19 scription of a parcel of Federal land to be conveyed
20 under paragraph (3) shall be determined by a survey
21 satisfactory to the Secretary.

22 (5) COMPLIANCE WITH LOCAL PLANNING AND
23 ZONING LAWS.—Before carrying out a sale of cov-
24 ered Federal land under subsection (a), Washoe
25 County shall submit to the Secretary a certification

1 that any entity selected to purchase covered Federal
2 land through a competitive bidding process under
3 subsection (d)(1)(A) has agreed to comply with—

4 (A) Washoe County zoning ordinances; and
5 (B) any master plan for the area approved
6 by Washoe County or region.

7 (6) POSTPONEMENT; EXCLUSION FROM SALE.—
8 At the request of Washoe County, the Secretary
9 shall postpone or exclude from sale all or a portion
10 of the Federal land described in subsection (a).

11 (c) AFFORDABLE HOUSING.—

12 (1) DETERMINATION REGARDING SUITABILITY
13 FOR AFFORDABLE HOUSING.—Not later than 90
14 days after the date of enactment of this title, the
15 Secretary shall conduct a review of the additional
16 Federal land to determine the suitability of the addi-
17 tional Federal land for affordable housing.

18 (2) AUTHORIZATION.—Upon the request of a
19 State or local governmental entity and subject to
20 valid existing rights, the Secretary shall make the
21 additional Federal land available at less than fair
22 market value for affordable housing, in accordance
23 with section 7(b) of the Southern Nevada Public
24 Land Management Act of 1998 (Public Law 105–
25 263; 112 Stat. 2349).

1 (d) APPRAISALS AND METHOD OF SALE.—

2 (1) METHOD OF SALE.—The sale or exchange
3 of any lands under this section shall be—

4 (A) through a competitive bidding process;

5 (B) except as provided in subsections
6 (b)(3) and (c), for not less than fair market
7 value, in accordance with paragraphs (2) and
8 (3); and

9 (C) subject to valid existing rights.

10 (2) APPRAISALS.—Any sales or exchanges car-
11 ried out under this section shall be for not less than
12 fair market value, based on an appraisal that is con-
13 ducted in accordance with—

14 (A) the Uniform Appraisal Standards for
15 Federal Land Acquisitions; and

16 (B) the Uniform Standards of Professional
17 Appraisal Practice.

18 (3) MASS APPRAISALS.—Not later than 2 years
19 after the date of the enactment of this title, and
20 every 5 years thereafter, the Secretary shall—

21 (A) conduct a mass appraisal of eligible
22 land to be sold or exchanged under this section;

23 (B) prepare an evaluation analysis for each
24 land transaction under this section; and

1 (C) make available to the public the results
2 of the mass appraisals conducted under sub-
3 paragraph (A).

4 (e) COSTS OF CONVEYANCE.—Any entity selected to
5 purchase covered Federal land or additional Federal land
6 under this section shall pay all costs associated with the
7 sale.

8 (f) DISPOSITION OF PROCEEDS.—The proceeds from
9 the sale of additional Federal land and covered Federal
10 land required under this section shall be deposited in the
11 general fund of the Treasury.

12 (g) MAP AND LEGAL DESCRIPTION.—

13 (1) IN GENERAL.—Not later than 2 years after
14 the date of enactment of this title, the Secretary
15 shall finalize the maps and legal descriptions of the
16 additional Federal land and covered Federal land to
17 be sold under this section.

18 (2) CONTROLLING DOCUMENT.—In the case of
19 a discrepancy between the maps and legal descrip-
20 tions finalized under paragraph (1), the map shall
21 control.

22 (3) CORRECTIONS.—The Secretary and Washoe
23 County, by mutual agreement, may correct minor er-
24 rors in the maps or the legal descriptions finalized
25 under paragraph (1).

1 (4) MAP ON FILE.—The maps and legal de-
2 scriptions finalized under paragraph (1) shall be
3 kept on file and available for public inspection in
4 each appropriate office of the Bureau of Land Man-
5 agement.

6 (h) RULE OF CONSTRUCTION.—Nothing in this sec-
7 tion shall be construed as authorizing the conveyance of
8 any lands administered by the National Park Service.

9 (i) DEFINITIONS.—In this section:

10 (1) ADDITIONAL FEDERAL LAND.—The term
11 “additional Federal land” means the Federal land
12 identified as “USFS Land for Disposal Only for Af-
13 fordable Housing” on the map entitled “Washoe
14 County Land Disposals” and dated February 7,
15 2025.

16 (2) COVERED FEDERAL LAND.—The term “cov-
17 ered Federal land” means “USFS Land for Dis-
18 posal” on the map entitled “Washoe County Land
19 Disposal” and dated February 7, 2025.

