

AMENDMENT IN THE NATURE OF A SUBSTITUTE

TO H.R. 7388

OFFERED BY MR. BURLISON OF MISSOURI

Strike all after the enacting clause and insert the following:

1 SECTION 1. SHORT TITLE.

2 This Act may be cited as the “Smart Space Act of
3 2026”.

4 SEC. 2. PROJECT RECOMMENDATIONS.

5 (a) MEETINGS AND CONSULTATIONS.—Not later
6 than 90 days after the date of enactment of this Act, the
7 Administrator of General Services shall convene consulta-
8 tion meetings to identify alternative financing solutions for
9 the construction or renovation of public buildings, or nec-
10 essary work to prepare such buildings for disposal that
11 will reduce costs to the Federal Government.

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

14 (1) experts related to private commercial real
15 estate;
16 (2) experts related to Federal real estate; and

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

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

16 (d) RECOMMENDED PROJECT LIST.—In submitting
17 a list of recommended projects under subsection (c)(2),
18 the Administrator shall submit projects that the Adminis-
19 trator determines—

20 (1) serve core missions of the Federal Govern-
21 ment for which maintaining the functions in feder-
22 ally owned space over the long-term is critical;

23 (2) will result in either consolidations or relo-
24 locations of Federal departments or agencies out of cost-
25 ly, inefficient, and underutilized space that the Ad-

1 ministrator intends to sell or dispose of once va-
2 cated; and

3 (3) with respect to standard office space, will
4 result in meeting a minimum building utilization of
5 60 percent or greater as defined in section 2302 of
6 the Thomas R. Carper Water Resources Develop-
7 ment Act of 2024 (40 U.S.C. 584 note).

8 (e) TRANSPARENCY.—

9 (1) REPORT.—The Administrator shall submit
10 the report under subsection (c) to the Committee on
11 Transportation and Infrastructure in the House and
12 the Committee on Environment and Public Works in
13 the Senate and make such report publicly available
14 on the website of the General Services Administra-
15 tion.

16 (2) TIMELINE.—The Administrator of General
17 Services shall maintain on the website of the General
18 Services Administration information on the process
19 under this Act, including any timelines and mile-
20 stones.

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

5 (f) DEFINITIONS.—In this Act:

6 (1) ALTERNATE FINANCING; PUBLIC-PRIVATE
7 PARTNERSHIP.—The terms “alternate financing”
8 and “public-private partnership” may include—

13 (B) a ground-lease to a non-Federal party
14 with a subsequent lease back of the improve-
15 ments.

16 (2) PUBLIC BUILDING.—The term “public
17 building” has the meaning given such term in sec-
18 tion 3301 of title 40, United States Code.

