

115TH CONGRESS  
1ST SESSION

# H. R. 2370

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## AN ACT

To authorize Escambia County, Florida, to convey certain property that was formerly part of Santa Rosa Island National Monument and that was conveyed to Escambia County subject to restrictions on use and reconveyance.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2       This Act may be cited as the “Escambia County  
3 Land Conveyance Act”.

4 **SEC. 2. DEFINITIONS.**

5       In this Act:

6           (1) COUNTY.—The term “County” means  
7       Escambia County, Florida.

8           (2) NON-FEDERAL LAND.—The term “non-Fed-  
9       eral land” means the former Santa Rosa Island Na-  
10      tional Monument land in the State that was con-  
11      veyed by the United States to the County under the  
12      Act of July 30, 1946 (60 Stat. 712, chapter 699),  
13      and by deed dated January 15, 1947.

14          (3) STATE.—The term “State” means the State  
15      of Florida.

16 **SEC. 3. RECONVEYANCE OF NON-FEDERAL LAND TO**  
17 **ESCAMBIA COUNTY, FLORIDA.**

18       (a) IN GENERAL.—Notwithstanding the restrictions  
19      on conveyance in the Act of July 30, 1946 (60 Stat. 712,  
20      chapter 699), and the deed to the non-Federal land from  
21      the United States to the County dated January 15, 1947,  
22      and subject to subsections (c) through (g), the County  
23      may convey all right, title, and interest of the County in  
24      and to the non-Federal land or any portion of the non-  
25      Federal land, to any person or entity, without any restric-

1 tion on conveyance or reconveyance imposed by the United  
2 States in that Act or deed.

3 (b) EFFECT ON LEASEHOLD INTERESTS.—No person  
4 or entity holding a leasehold interest in the non-Federal  
5 land as of the date of enactment of this Act shall be re-  
6 quired to involuntarily accept a fee interest to the non-  
7 Federal land in place of the leasehold interest in the non-  
8 Federal land.

9 (c) CONVEYANCE OF LAND WITHIN SANTA ROSA  
10 COUNTY, FLORIDA.—

11 (1) IN GENERAL.—As a condition of the au-  
12 thority granted to the County to convey the non-  
13 Federal land under subsection (a), all right, title,  
14 and interest of the County in and to any portion of  
15 the non-Federal land that is within the jurisdictional  
16 boundaries of Santa Rosa County, Florida, shall be  
17 conveyed by the County to Santa Rosa County, Flor-  
18 ida, by the date that is 2 years after the date of en-  
19 actment of this Act.

20 (2) REQUIREMENTS.—A conveyance under  
21 paragraph (1) shall—

22 (A) be absolute;

23 (B) terminate—

24 (i) any subjugation of Santa Rosa  
25 County, Florida, to the County; or

1 (ii) any regulation of Santa Rosa  
2 County, Florida, by the County; and

3 (C) be without consideration, except that  
4 the County may require Santa Rosa County,  
5 Florida, to pay the actual costs associated with  
6 the conveyance of the non-Federal land to  
7 Santa Rosa County, Florida.

8 (3) ASSUMPTION OF OWNERSHIP; IMPOSITION  
9 OF RESTRICTIONS.—On conveyance of the non-Fed-  
10 eral land to Santa Rosa County, Florida, under  
11 paragraph (1), Santa Rosa County, Florida—

12 (A) shall assume ownership of the non-  
13 Federal land free of the restrictions on the non-  
14 Federal land described in subsection (g); and

15 (B) may establish any lawful restrictions  
16 on, or criteria for the reconveyance of, the non-  
17 Federal land to any leaseholder of the non-Fed-  
18 eral land.

19 (4) RECONVEYANCE.—Santa Rosa County,  
20 Florida, or any other person to whom Santa Rosa  
21 County, Florida, reconveys the non-Federal land  
22 may reconvey the non-Federal land or any portion of  
23 the non-Federal land conveyed to Santa Rosa Coun-  
24 ty, Florida, under paragraph (1).

1       (d) INCORPORATION OR ANNEXATION.—An owner or  
2 leaseholder of the non-Federal land conveyed under this  
3 section may pursue incorporation, annexation, or any  
4 other governmental status for the non-Federal land, if the  
5 owner or leaseholder complies with the legal conditions re-  
6 quired for incorporation, annexation, or the other govern-  
7 mental status.

8       (e) JURISDICTION.—The non-Federal land shall be  
9 subject to the jurisdiction of the county or unit of local  
10 government in which the non-Federal land is located.

11       (f) PROCEEDS.—Any proceeds from the conveyance  
12 of the non-Federal land by the County or Santa Rosa  
13 County, Florida (other than amounts paid for the direct  
14 and incidental costs associated with the conveyance),  
15 under this section shall—

16               (1) be considered to be windfall profits; and

17               (2) revert to the United States.

18       (g) PRESERVATION.—As a condition of the grant of  
19 the authority to convey the non-Federal land under sub-  
20 section (a), the County shall preserve in perpetuity the  
21 areas of the non-Federal land that, as of the date of enact-  
22 ment of this Act, are dedicated for conservation, preserva-  
23 tion, public recreation access, and public parking, in ac-  
24 cordance with any resolutions of the Board of Commis-  
25 sioners of the County.

1       (h) DETERMINATION OF COMPLIANCE.—The County  
2 and Santa Rosa County, Florida—

3           (1) except as provided in subsection (c)(1), shall  
4 not be subject to a deadline or requirement to make  
5 any conveyance or reconveyance of the non-Federal  
6 land authorized under this section; and

7           (2) may establish terms for the conveyance or  
8 reconveyance of the non-Federal land authorized  
9 under this section, subject to this Act and applicable  
10 State law.

Passed the House of Representatives July 26, 2017.

Attest:

*Clerk.*



115<sup>TH</sup> CONGRESS  
1<sup>ST</sup> Session

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