



## NASA Enhanced Use Leasing Extension Act of 2021

### What is Enhanced Use Leasing Authority?

- Provides Enhanced Use Leasing (EUL) authority to NASA to effectively lease any underutilized, non-excess property owned by the Federal Government, and under NASA's jurisdiction, to private sector entities, state and local governments, academic institutions, and other Federal agencies.
- Statute also requires an annual report that identifies the value of the EUL arrangements and provides other data on EUL activities.

### What the Act Does

- Provides a clean extension for 10 years, from December 31, 2021 through December 31, 2031.
- Ten-year extension provides more certainty for NASA and tenants – EUL authority expires this year.

### Benefits of and Data on Enhanced Use Leasing

- Under its EUL authority NASA may retain lease revenues and apply proceeds towards maintenance, capital revitalization, and improvements of NASA's real property assets – 35% of proceeds are allocated NASA-wide and 65% is available for the respective NASA Centers engaged in EUL activity.
- In FY 2019, NASA collected over \$10.8 million in net revenue from EULs.
- NASA has reported that it “considers its EUL authority as a valuable tool to improve utilization of underutilized property for activities that are compatible with NASA's mission.”
- In FY 2019, NASA used a portion of the EUL revenues towards repairs of facility systems such as lighting, heating, ventilation, and air conditioning.<sup>1</sup>
- By sharing the operations and maintenance costs of leased assets with tenants, NASA can improve timely maintenance and reduce the rate of increase of NASA's overall deferred maintenance.

### Background on NASA's Enhanced Use Leasing

- NASA's enhanced use lease authority was established in the FY 2003 Consolidated Appropriations Resolution, which allowed for a demonstration of EUL authority to lease real property at two NASA Centers (Ames and Kennedy).
- The authority has been extended many times, and previous laws have also amended the underlying statute. The most recent extension of EUL was done through the FY 2020 Further Consolidated Appropriations Act, which amended the date of expiration of NASA's EUL authority from December 31, 2019 to December 31, 2021.
- Five NASA Centers (Ames, Goddard, Kennedy, Marshall/Michoud Assembly Facility, Stennis) now use EUL authority.

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<sup>1</sup> NASA EUL Report to Congress for FY 2019