

116TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

To require the disclosure of ownership of high-security space leased to accommodate a Federal agency, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mr. PETERS (for himself and Mr. PORTMAN) introduced the following bill; which was read twice and referred to the Committee on

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**A BILL**

To require the disclosure of ownership of high-security space leased to accommodate a Federal agency, and for other purposes.

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

3 **SECTION 1. SHORT TITLE; FINDINGS.**

4 (a) SHORT TITLE.—This Act may be cited as the  
5 “Secure Federal Leases from Espionage and Suspicious  
6 Entanglements Act” or the “Secure Federal LEASES  
7 Act”.

8 (b) FINDINGS.—Congress finds that—

1           (1) the Government Accountability Office has  
2 reported that the Federal Government often leases  
3 high-security space from private sector landlords;

4           (2) the General Services Administration collects  
5 highest-level and immediate ownership information  
6 through the System of Award Management, but it is  
7 not currently required to collect beneficial ownership  
8 information and lacks an adequate system for doing  
9 so;

10          (3) the General Services Administration and  
11 Federal agencies with leasing authority may not  
12 know if foreign owners have a stake in the buildings  
13 leased by the agencies, either through foreign-incor-  
14 porated legal entities or through ownership in  
15 United States-incorporated legal entities, even when  
16 the leased space is used for classified operations or  
17 to store sensitive data; and

18          (4) according to a report of the Government  
19 Accountability Office, dated January 2017, that ex-  
20 amined the risks of foreign ownership of Govern-  
21 ment-leased real estate, “leasing space in foreign-  
22 owned buildings could present security risks such as  
23 espionage and unauthorized cyber and physical ac-  
24 cess”.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) **BENEFICIAL OWNER.**—

4 (A) **IN GENERAL.**—Except as provided in  
5 subparagraph (B), the term “beneficial owner”  
6 means, with respect to a covered entity, each  
7 natural person who, directly or indirectly,  
8 through any contract, arrangement, under-  
9 standing, relationship, or otherwise—

10 (i) exercises control over the covered  
11 entity; or

12 (ii) has a substantial interest in or re-  
13 ceives substantial economic benefits from  
14 the assets of the covered entity.

15 (B) **EXCEPTIONS.**—The term “beneficial  
16 owner” does not include, with respect to a cov-  
17 ered entity—

18 (i) a minor child;

19 (ii) a person acting as a nominee,  
20 intermediary, custodian, or agent on behalf  
21 of another person;

22 (iii) a person acting solely as an em-  
23 ployee of the covered entity and whose con-  
24 trol over or economic benefits from the  
25 covered entity derives solely from the em-  
26 ployment status of the person;

1                   (iv) a person whose only interest in  
2                   the covered entity is through a right of in-  
3                   heritance, unless the person also meets the  
4                   requirements of subparagraph (A); or

5                   (v) a creditor of the covered entity,  
6                   unless the creditor also meets the require-  
7                   ments of subparagraph (A).

8                   (C) ANTI-ABUSE RULE.—The exceptions  
9                   under subparagraph (B) shall not apply if used  
10                  for the purpose of evading, circumventing, or  
11                  abusing the requirements of this Act.

12                  (2) CLOSELY-HELD.—The term “closely-held”  
13                  means a fund that has less than 100 natural persons  
14                  as direct or indirect investors.

15                  (3) CONTROL.—The term “control” means,  
16                  with respect to a covered entity—

17                         (A) having the authority or ability to de-  
18                         termine how a covered entity is utilized; or

19                         (B) having some decision-making power for  
20                         the use of a covered entity.

21                  (4) COVERED ENTITY.—The term “covered en-  
22                  tity” means a person, copartnership, corporation, or  
23                  other public or private entity.

1           (5) EXECUTIVE AGENCY.—The term “Executive  
2           agency” has the meaning given the term in section  
3           105 of title 5, United States Code.

4           (6) FEDERAL AGENCY.—The term “Federal  
5           agency” means any Executive agency or any estab-  
6           lishment in the legislative or judicial branch of the  
7           Government.

8           (7) FEDERAL LESSEE.—The term “Federal les-  
9           see” means the Administrator of General Services,  
10          the Architect of the Capitol, or the head of any Fed-  
11          eral agency, other than the Department of Defense,  
12          that has independent statutory leasing authority.

13          (8) FOREIGN ENTITY.—The term “foreign enti-  
14          ty” means an entity that is headquartered or incor-  
15          porated in a country that is not the United States.

16          (9) FOREIGN PERSON.—The term “foreign per-  
17          son” means an individual who is not a United States  
18          person.

19          (10) FEDERAL TENANT.—The term “Federal  
20          tenant” means a Federal agency that is occupying  
21          or will occupy a high-security leased space for which  
22          a lease agreement has been secured on behalf of the  
23          Federal agency.

1           (11) HIGH-SECURITY LEASED SPACE.—The  
2 term “high-security leased space” means a space  
3 leased by a Federal lessee that—

4           (A) will be occupied by Federal employees  
5 for nonmilitary activities; and

6           (B) has a facility security level of III, IV,  
7 or V, as determined by the Federal tenant in  
8 consultation with the Interagency Security  
9 Committee, the Department of Homeland Secu-  
10 rity, and the General Services Administration.

11          (12) HIGHEST-LEVEL OWNER.—The term  
12 “highest level owner” means the entity that owns or  
13 controls an immediate owner of the offeror of a  
14 lease, or that owns or controls 1 or more entities  
15 that control an immediate owner of the offeror.

16          (13) IMMEDIATE OWNER.—The term “imme-  
17 diate owner” means an entity, other than the offeror  
18 of a lease, that has direct control of the offeror, in-  
19 cluding ownership or interlocking management, iden-  
20 tity of interests among family members, shared fa-  
21 cilities and equipment, and the common use of em-  
22 ployees.

23          (14) SUBSTANTIAL ECONOMIC BENEFITS.—The  
24 term “substantial economic benefits” means, with  
25 respect to a natural person described in paragraph

1 (1)(A)(ii), having an entitlement to the funds or as-  
2 sets of a covered entity that, as a practical matter,  
3 enables the person, directly or indirectly, to control,  
4 manage, or direct the covered entity.

5 (15) UNITED STATES PERSON.—The term  
6 “United States person” means an individual who—

7 (A) is a citizen of the United States; or

8 (B) is an alien lawfully admitted for per-  
9 manent residence in the United States.

10 (16) WIDELY-HELD.—The term “widely-held”  
11 means a fund that has not less than 100 natural  
12 persons as direct or indirect investors.

13 **SEC. 3. DISCLOSURE OF OWNERSHIP OF HIGH-SECURITY**  
14 **SPACE LEASED FOR FEDERAL AGENCIES.**

15 (a) REQUIRED DISCLOSURES.—Before entering into  
16 a lease agreement with a covered entity or approving a  
17 novation agreement with a covered entity involving a  
18 change of ownership under a lease that will be used for  
19 high-security leased space, a Federal lessee shall require  
20 the covered entity to identify and disclose whether the im-  
21 mediate or highest-level owner of the leased space, includ-  
22 ing an entity involved in the financing thereof, is a foreign  
23 person or a foreign entity, including the country associated  
24 with the ownership entity.

1 (b) NOTIFICATION.—If a disclosure is made under  
2 subsection (a), the Federal lessee shall notify the Federal  
3 tenant of the building or other improvement that will be  
4 used for high-security space in writing, and consult with  
5 the Federal tenant, regarding security concerns and nec-  
6 essary mitigation measures, if any, prior to award of the  
7 lease or approval of the novation agreement.

8 (c) TIMING.—

9 (1) IN GENERAL.—A Federal lessee shall re-  
10 quire a covered entity to provide the information de-  
11 scribed in subsection (a) to a covered entity when  
12 first submitting a proposal in response to a sollicita-  
13 tion for offers issued by the Federal lessee.

14 (2) UPDATES.—A Federal lessee shall require a  
15 covered entity to update a submission of the infor-  
16 mation described in subsection (a) annually, begin-  
17 ning on the date that is 1 year after the date on  
18 which the Federal tenant began occupancy, with in-  
19 formation including—

20 (A) the list of immediate or highest-level  
21 owners of the covered entity during the pre-  
22 ceding 1-year period of Federal occupancy; or

23 (B) the information required to be pro-  
24 vided relating to each such immediate or high-  
25 est-level owner.



1 **SEC. 4. IMMEDIATE, HIGHEST-LEVEL, AND BENEFICIAL**  
2 **OWNERS.**

3 (a) PROPOSAL.—The General Services Administra-  
4 tion shall develop a Government-wide proposal for identi-  
5 fying all immediate, highest-level, or beneficial owners of  
6 high-security leased spaces before entering into a lease  
7 agreement with a covered entity for the accommodation  
8 of a Federal tenant in a high-security leased space.

9 (b) REQUIREMENTS.—

10 (1) CONTENTS.—The proposal described in sub-  
11 section (a) shall include a process for collecting and  
12 utilizing the following information on each imme-  
13 diate, highest-level, or beneficial owner of a high-se-  
14 curity leased space:

15 (A) Name.

16 (B) Current residential or business street  
17 address.

18 (C) An identifying number or document  
19 that verifies identity as a United States person  
20 or foreign person.

21 (2) DISCLOSURES AND NOTIFICATIONS.—The  
22 proposal described in subsection (a) shall—

23 (A) require the disclosure of any imme-  
24 diate, highest-level, or beneficial owner that is a  
25 foreign person;

1           (B) require that, if the Federal lessee is  
2           assigning the building or other improvement  
3           that will be used for high-security space to a  
4           Federal tenant, the Federal tenant shall be no-  
5           tified of the disclosure described in subpara-  
6           graph (A); and

7           (C) exclude collecting ownership informa-  
8           tion on widely-held pooled investment vehicles,  
9           mutual funds, trusts, or other pooled-invest-  
10          ment vehicles; and

11          (D) include ownership information on  
12          closely-held pooled investment vehicles, mutual  
13          funds, trusts, or other pooled-investment vehi-  
14          cles.

15          (c) REPORT AND IMPLEMENTATION.—The General  
16          Services Administration shall—

17               (1) not later than 1 year after the date of en-  
18               actment of this Act, submit the proposal described  
19               in subsection (a) to the Committee on Homeland Se-  
20               curity and Governmental Affairs of the Senate and  
21               the Committee on Oversight and Reform of the  
22               House of Representatives; and

23               (2) not later than 6 years after the date of en-  
24               actment of this Act, implement the proposal de-  
25               scribed in subsection (a).

1 **SEC. 5. OTHER SECURITY AGREEMENTS FOR LEASED**  
2 **SPACE.**

3 A lease agreement between a Federal lessee and a  
4 covered entity for the accommodation of a Federal agency  
5 in a building or other improvement that will be used for  
6 high-security space shall include language that provides  
7 that—

8 (1) the covered entity and any member of the  
9 property management company who may be respon-  
10 sible for oversight or maintenance of the high-secu-  
11 rity space shall not—

12 (A) maintain access to the high-security  
13 space; or

14 (B) have access to the high-security space  
15 without prior approval from the Federal tenant;

16 (2) access to the high-security space or any  
17 property or information located within that space  
18 will only be granted by the Federal tenant if the  
19 Federal tenant determines that the access is clearly  
20 consistent with the mission and responsibilities of  
21 the Federal tenant; and

22 (3) the Federal lessee shall have written proce-  
23 dures in place, signed by the Federal lessee and the  
24 covered entity, governing access to the high-security  
25 space in case of emergencies that may damage the  
26 leased property.