

114TH CONGRESS
1ST SESSION

S. 1479

To amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 to modify provisions relating to grants, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JUNE 2, 2015

Mr. INHOFE (for himself, Mr. MARKEY, Mr. ROUNDS, Mrs. BOXER, Mr. CRAPO, and Mr. BOOKER) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

A BILL

To amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 to modify provisions relating to grants, 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.**

4 This Act may be cited as the “Brownfields Utiliza-
5 tion, Investment, and Local Development Act of 2015” or
6 the “BUILD Act”.

1 **SEC. 2. EXPANDED ELIGIBILITY FOR NONPROFIT ORGANI-**
2 **ZATIONS.**

3 Section 104(k)(1) of the Comprehensive Environ-
4 mental Response, Compensation, and Liability Act of
5 1980 (42 U.S.C. 9604(k)(1)) is amended—

6 (1) in subparagraph (G), by striking “or” after
7 the semicolon;

8 (2) in subparagraph (H), by striking the period
9 at the end and inserting a semicolon; and

10 (3) by adding at the end the following:

11 “(I) an organization described in section
12 501(c)(3) of the Internal Revenue Code of 1986
13 and exempt from taxation under section 501(a)
14 of that Code;

15 “(J) a limited liability corporation in which
16 all managing members are organizations de-
17 scribed in subparagraph (I) or limited liability
18 corporations whose sole members are organiza-
19 tions described in subparagraph (I);

20 “(K) a limited partnership in which all
21 general partners are organizations described in
22 subparagraph (I) or limited liability corpora-
23 tions whose sole members are organizations de-
24 scribed in subparagraph (I); or

1 “(L) a qualified community development
2 entity (as defined in section 45D(c)(1) of the
3 Internal Revenue Code of 1986).”.

4 **SEC. 3. MULTIPURPOSE BROWNFIELDS GRANTS.**

5 Section 104(k) of the Comprehensive Environmental
6 Response, Compensation, and Liability Act of 1980 (42
7 U.S.C. 9604(k)) is amended—

8 (1) by redesignating paragraphs (4) through
9 (9) and (10) through (12) as paragraphs (5)
10 through (10) and (13) through (15), respectively;

11 (2) in paragraph (3)(A), by striking “subject to
12 paragraphs (4) and (5)” and inserting “subject to
13 paragraphs (5) and (6)”; and

14 (3) by inserting after paragraph (3) the fol-
15 lowing:

16 “(4) MULTIPURPOSE BROWNFIELDS GRANTS.—

17 “(A) IN GENERAL.—Subject to subpara-
18 graph (D) and paragraphs (5) and (6), the Ad-
19 ministrator shall establish a program to provide
20 multipurpose grants to an eligible entity based
21 on the considerations under paragraph (3)(C),
22 to carry out inventory, characterization, assess-
23 ment, planning, or remediation activities at 1 or
24 more brownfield sites in a proposed area.

25 “(B) GRANT AMOUNTS.—

1 “(i) INDIVIDUAL GRANT AMOUNTS.—
2 Each grant awarded under this paragraph
3 shall not exceed \$950,000.

4 “(ii) CUMULATIVE GRANT
5 AMOUNTS.—The total amount of grants
6 awarded for each fiscal year under this
7 paragraph shall not exceed 15 percent of
8 the funds made available for the fiscal year
9 to carry out this subsection.

10 “(C) CRITERIA.—In awarding a grant
11 under this paragraph, the Administrator shall
12 consider the extent to which an eligible entity is
13 able—

14 “(i) to provide an overall plan for re-
15 vitalization of the 1 or more brownfield
16 sites in the proposed area in which the
17 multipurpose grant will be used;

18 “(ii) to demonstrate a capacity to con-
19 duct the range of eligible activities that
20 will be funded by the multipurpose grant;
21 and

22 “(iii) to demonstrate that a multipur-
23 pose grant will meet the needs of the 1 or
24 more brownfield sites in the proposed area.

1 “(D) CONDITION.—As a condition of re-
2 ceiving a grant under this paragraph, each eli-
3 gible entity shall expend the full amount of the
4 grant not later than the date that is 3 years
5 after the date on which the grant is awarded to
6 the eligible entity unless the Administrator, in
7 the discretion of the Administrator, provides an
8 extension.”.

9 **SEC. 4. TREATMENT OF CERTAIN PUBLICLY OWNED**
10 **BROWNFIELD SITES.**

11 Section 104(k)(2) of the Comprehensive Environ-
12 mental Response, Compensation, and Liability Act of
13 1980 (42 U.S.C. 9604(k)(2)) is amended by adding at the
14 end the following:

15 “(C) EXEMPTION FOR CERTAIN PUBLICLY
16 OWNED BROWNFIELD SITES.—Notwithstanding
17 any other provision of law, an eligible entity
18 that is a governmental entity may receive a
19 grant under this paragraph for property ac-
20 quired by that governmental entity prior to
21 January 11, 2002, even if the governmental en-
22 tity does not qualify as a bona fide prospective
23 purchaser (as that term is defined in section
24 101(40)), so long as the eligible entity has not
25 caused or contributed to a release or threatened

1 release of a hazardous substance at the prop-
 2 erty.”.

3 **SEC. 5. INCREASED FUNDING FOR REMEDIATION GRANTS.**

4 Section 104(k)(3)(A)(ii) of the Comprehensive Envi-
 5 ronmental Response, Compensation, and Liability Act of
 6 1980 (42 U.S.C. 9604(k)(3)(A)(ii)) is amended by strik-
 7 ing “\$200,000 for each site to be remediated” and insert-
 8 ing “\$500,000 for each site to be remediated, which limit
 9 may be waived by the Administrator, but not to exceed
 10 a total of \$650,000 for each site, based on the anticipated
 11 level of contamination, size, or ownership status of the
 12 site”.

13 **SEC. 6. ALLOWING ADMINISTRATIVE COSTS FOR GRANT**
 14 **RECIPIENTS.**

15 Paragraph (5) of section 104(k) of the Comprehen-
 16 sive Environmental Response, Compensation, and Liabil-
 17 ity Act of 1980 (42 U.S.C. 9604(k)) (as redesignated by
 18 section 3(1)) is amended—

19 (1) in subparagraph (B)—

20 (A) in clause (i)—

21 (i) by striking subclause (III); and

22 (ii) by redesignating subclauses (IV)

23 and (V) as subclauses (III) and (IV), re-
 24 spectively;

25 (B) by striking clause (ii);

1 (C) by redesignating clause (iii) as clause
2 (ii); and

3 (D) in clause (ii) (as redesignated by sub-
4 paragraph (C)), by striking “Notwithstanding
5 clause (i)(IV)” and inserting “Notwithstanding
6 clause (i)(III)”; and

7 (2) by adding at the end the following:

8 “(E) ADMINISTRATIVE COSTS.—

9 “(i) IN GENERAL.—An eligible entity
10 may use up to 8 percent of the amounts
11 made available under a grant or loan
12 under this subsection for administrative
13 costs.

14 “(ii) RESTRICTION.—For purposes of
15 clause (i), the term ‘administrative costs’
16 does not include—

17 “(I) investigation and identifica-
18 tion of the extent of contamination;

19 “(II) design and performance of
20 a response action; or

21 “(III) monitoring of a natural re-
22 source.”.

1 **SEC. 7. SMALL COMMUNITY TECHNICAL ASSISTANCE**
 2 **GRANTS.**

3 Paragraph (7)(A) of section 104(k) of the Com-
 4 prehensive Environmental Response, Compensation, and
 5 Liability Act of 1980 (42 U.S.C. 9604(k)) (as redesi-
 6 nated by section 3(1)) is amended—

7 (1) by striking “The Administrator may pro-
 8 vide,” and inserting the following:

9 “(i) DEFINITIONS.—In this subpara-
 10 graph:

11 “(I) DISADVANTAGED AREA.—
 12 The term ‘disadvantaged area’ means
 13 an area with an annual median house-
 14 hold income that is less than 80 per-
 15 cent of the State-wide annual median
 16 household income, as determined by
 17 the latest available decennial census.

18 “(II) SMALL COMMUNITY.—The
 19 term ‘small community’ means a com-
 20 munity with a population of not more
 21 than 15,000 individuals, as deter-
 22 mined by the latest available decennial
 23 census.

24 “(ii) ESTABLISHMENT OF PRO-
 25 GRAM.—The Administrator shall establish

1 a program to provide grants that pro-
2 vide,”; and

3 (2) by adding at the end the following:

4 “(iii) SMALL OR DISADVANTAGED
5 COMMUNITY RECIPIENTS.—

6 “(I) IN GENERAL.—Subject to
7 subclause (II), in carrying out the
8 program under clause (ii), the Admin-
9 istrator shall use not more than
10 \$600,000 of the amounts made avail-
11 able to carry out this paragraph to
12 provide grants to States that receive
13 amounts under section 128(a) to as-
14 sist small communities, Indian tribes,
15 rural areas, or disadvantaged areas in
16 achieving the purposes described in
17 clause (ii).

18 “(II) LIMITATION.—Each grant
19 awarded under subclause (I) shall be
20 not more than \$7,500.”.

21 **SEC. 8. WATERFRONT BROWNFIELDS GRANTS.**

22 Section 104(k) of the Comprehensive Environmental
23 Response, Compensation, and Liability Act of 1980 (42
24 U.S.C. 9604(k)) is amended by inserting after paragraph
25 (10) (as redesignated by section 3(1)) the following:

1 “(11) WATERFRONT BROWNFIELD SITES.—

2 “(A) DEFINITION OF WATERFRONT
3 BROWNFIELD SITE.—In this paragraph, the
4 term ‘waterfront brownfield site’ means a
5 brownfield site that is adjacent to a body of
6 water or a federally designated floodplain.

7 “(B) REQUIREMENTS.—In providing
8 grants under this subsection, the Administrator
9 shall—

10 “(i) take into consideration whether
11 the brownfield site to be served by the
12 grant is a waterfront brownfield site; and

13 “(ii) give consideration to waterfront
14 brownfield sites.”.

15 **SEC. 9. CLEAN ENERGY BROWNFIELDS GRANTS.**

16 Section 104(k) of the Comprehensive Environmental
17 Response, Compensation, and Liability Act of 1980 (42
18 U.S.C. 9604(k)) (as amended by section 8) is amended
19 by inserting after paragraph (11) the following:

20 “(12) CLEAN ENERGY PROJECTS AT
21 BROWNFIELD SITES.—

22 “(A) DEFINITION OF CLEAN ENERGY
23 PROJECT.—In this paragraph, the term ‘clean
24 energy project’ means—

1 “(i) a facility that generates renew-
2 able electricity from wind, solar, or geo-
3 thermal energy; and

4 “(ii) any energy efficiency improve-
5 ment project at a facility, including com-
6 bined heat and power and district energy.

7 “(B) ESTABLISHMENT.—The Adminis-
8 trator shall establish a program to provide
9 grants—

10 “(i) to eligible entities to carry out in-
11 ventory, characterization, assessment,
12 planning, feasibility analysis, design, or re-
13 mediation activities to locate a clean en-
14 ergy project at 1 or more brownfield sites;
15 and

16 “(ii) to capitalize a revolving loan
17 fund for the purposes described in clause
18 (i).

19 “(C) MAXIMUM AMOUNT.—A grant under
20 this paragraph shall not exceed \$500,000.”.

21 **SEC. 10. TARGETED FUNDING FOR STATES.**

22 Paragraph (15) of section 104(k) of the Comprehen-
23 sive Environmental Response, Compensation, and Liabil-
24 ity Act of 1980 (42 U.S.C. 9604(k)) (as redesignated by

1 section 3(1)) is amended by adding at the end the fol-
2 lowing:

3 “(C) TARGETED FUNDING.—Of the
4 amounts made available under subparagraph
5 (A) for a fiscal year, the Administrator may use
6 not more than \$2,000,000 to provide grants to
7 States for purposes authorized under section
8 128(a), subject to the condition that each State
9 that receives a grant under this subparagraph
10 shall have used at least 50 percent of the
11 amounts made available to that State in the
12 previous fiscal year to carry out assessment and
13 remediation activities under section 128(a).”.

14 **SEC. 11. AUTHORIZATION OF APPROPRIATIONS.**

15 (a) BROWNFIELDS REVITALIZATION FUNDING.—
16 Paragraph (15)(A) of section 104(k) of the Comprehen-
17 sive Environmental Response, Compensation, and Liabil-
18 ity Act of 1980 (42 U.S.C. 9604(k)) (as redesignated by
19 section 3(1)) is amended by striking “2006” and inserting
20 “2018”.

21 (b) STATE RESPONSE PROGRAMS.—Section
22 128(a)(3) of the Comprehensive Environmental Response,
23 Compensation, and Liability Act of 1980 (42 U.S.C.

1 9628(a)(3)) is amended by striking “2006” and inserting
2 “2018”.

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