

111<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# S. 3995

To direct the Administrator of the General Services Administration to install Wi-Fi hotspots and wireless neutral host systems in all Federal buildings in order to improve in-building wireless communications coverage and commercial network capacity by offloading wireless traffic onto wireline broadband networks.

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## IN THE SENATE OF THE UNITED STATES

DECEMBER 1, 2010

Ms. SNOWE (for herself and Mr. WARNER) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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## A BILL

To direct the Administrator of the General Services Administration to install Wi-Fi hotspots and wireless neutral host systems in all Federal buildings in order to improve in-building wireless communications coverage and commercial network capacity by offloading wireless traffic onto wireline broadband networks.

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 “Federal Wi-Net Act”.

1 **SEC. 2. INSTALLATION OF WI-FI HOTSPOTS AND WIRELESS**  
2 **NEUTRAL HOST SYSTEMS IN ALL FEDERAL**  
3 **BUILDINGS.**

4 (a) IN GENERAL.—The Administrator of the General  
5 Services Administration shall—

6 (1) install Wi-Fi hotspots in all publicly acces-  
7 sible Federal buildings constructed after the date of  
8 enactment of this Act;

9 (2) allow for the installation of wireless neutral  
10 host systems by any eligible carriers upon request in  
11 all publicly accessible Federal buildings; and

12 (3) in a manner consistent with sound manage-  
13 ment principles, retrofit all Federal buildings con-  
14 structed prior to the date of enactment of this Act  
15 on a timetable that reflects the importance of wire-  
16 less communication to the Federal functions being  
17 performed by the occupants of such buildings, pro-  
18 vided that all such building shall be retrofitted not  
19 later than December 31, 2013.

20 (b) FUNDING.—There shall be made available from  
21 the Federal Buildings Fund established under section 592  
22 of title 40, United States Code, \$15,000,000 to carry out  
23 this section. Such sums shall be derived from the unobli-  
24 gated balance of amounts made available from the Federal  
25 Buildings Fund for fiscal year 2010, and prior fiscal  
26 years, for repairs and alterations and other activities (ex-

1 cluding amounts made available for the energy program).

2 Such sums shall remain available until expended.

3 **SEC. 3. FEDERAL EASEMENTS AND RIGHTS-OF-WAY.**

4 (a) GRANT.—If an executive agency, a State, a polit-  
5 ical subdivision or agency of a State, or a person applies  
6 for the grant of an easement or rights-of-way to, in, over,  
7 or on a building owned by the Federal Government for  
8 the right to install, construct, and maintain wireless trans-  
9 mitters and backhaul transmission, the executive agency  
10 having control of the building may grant to the applicant,  
11 on behalf of the Federal Government, an easement or  
12 rights-of-way to perform such installation, construction,  
13 and maintenance.

14 (b) APPLICATION.—The Administrator of the Gen-  
15 eral Services Administration shall develop a common form  
16 for rights-of-way applications required under subsection  
17 (a) for all executive agencies that shall be used by appli-  
18 cants with respect to the buildings of each such agency.

19 (c) FEE.—

20 (1) IN GENERAL.—Notwithstanding any other  
21 provision of law, in making a grant of an easement  
22 or rights-of-way pursuant to subsection (a), the Ad-  
23 ministrator of the General Services Administration  
24 shall establish a reasonable fee for the award of such  
25 grant that is based on fair market prices.



1 standardize the treatment of covering rooftop space,  
2 equipment, and technology, and any other key issues that  
3 the Administrator determines appropriate.

4 (b) APPLICABILITY.—The master contract developed  
5 by the Administrator of the General Services Administra-  
6 tion under subsection (a) shall apply to all publicly acces-  
7 sible buildings owned by the Federal Government, unless  
8 the Administrator decides that local issues with respect  
9 to the siting of wireless transmitters requires non-stand-  
10 ard treatment of a specific building.

11 (c) APPLICATION.—The Administrator of the General  
12 Services Administration shall develop a common form or  
13 set of forms for wireless transmitter siting applications re-  
14 quired under this section for all executive agencies that  
15 shall be used by applicants with respect to the buildings  
16 of each such agency.

17 **SEC. 5. DEFINITIONS.**

18 As used in this Act:

19 (1) WIRELESS NEUTRAL HOST SYSTEM.—The  
20 term “wireless neutral host system” means a small  
21 cellular communications base station and related an-  
22 tenna, such as a femtocell, picocell, or similar device  
23 or apparatus, that is connected to a broadband serv-  
24 ice to provide—

1                   (A) improved cellular coverage within a  
2                   building; and

3                   (B) increased network capacity.

4                   (2) WI-FI HOTSPOT.—The term “Wi-Fi  
5                   hotspot” means a site or area in which the public  
6                   can access the Internet via a wireless connection.

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