



## Environmental Condition of Property Report

### What is the Environmental Condition of Property Report?

The Environmental Condition of Property (ECP) Report is the document used to assess, determine, and document the environmental condition of all transferable property at BRAC 2005 closing installations. This publicly-available document provides a baseline assessment of environmental conditions to assist the parties involved in reuse decision-making. The Report shall rely on existing information and, if necessary, new information readily available to provide an accurate summary of the environmental condition of the property.

### Who Prepares the ECP Report and How is it Used?

The ECP Report is prepared by the Military Department with real property accountability for the installation, and is intended to be used by the Military Department, regulatory agencies, state and local governments, prospective purchasers, and others involved in the property redevelopment process. Some of the ECP Report's key uses are to:

- Provide the Military Department with information it may use to make disposal decisions regarding the property.
- Provide the public with information relative to the environmental condition of the property.
- Assist in community planning for the reuse of BRAC property.
- Assist Federal agencies during the property screening process.

- Provide information for prospective buyers.
- Assist prospective new owners in meeting the requirements under the Environmental Protection Agency's (EPA's) "All Appropriate Inquiry" regulations.
- Provide information about current and completed remedial and corrective actions at the property.
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

### What Does the ECP Report Include?

An ECP Report may be prepared for the entire installation or a single parcel. The ECP Report summarizes the historical, cultural, and environmental conditions at the property and includes references to publicly available and related reports, studies, and permits, as available. The scope of the ECP Report depends upon a number of factors including the current property use, the extent (or lack) of contamination, the current status of any remedial or corrective actions being taken at the property, and the presence of protected species or cultural assets. Figure 1 highlights the typical ECP Report categories. Additional environmental considerations may be included as necessary.

Appendix 2 (AP2) of Department of Defense's (DoD's) Base Reuse and Redevelopment Manual (BRRM) lists the major environmental requirements and typical documentation that can be provided as part of the ECP Report to document environmental compliance. The Appendix also highlights additional environmental requirements which may need to be considered depending upon where the installation is located.

## Why Is the ECP Report Necessary?

An accurate and up-to-date assessment of environmental conditions at a transferring property is necessary to determine an appropriate reuse, and can assist decision-makers with determining the appropriate course of action for completing remaining cleanup actions, transferring, and redeveloping the property to its best and highest reuse. By providing this information in a complete and concise report early in the BRAC process, the Military Department can reduce the time required to finalize the remediation decision and property transfer, therefore accelerating redevelopment and reuse of the property, as well as any economic recovery that may result.

## Who Receives a Copy of the ECP Report?

The ECP Report and any ECP Update Reports shall be made publicly available and electronically accessible as soon as possible after it becomes final. A copy of the ECP Report may be provided to:

- Recognized local redevelopment authorities (LRAs).
- Local governments in each jurisdiction in which an installation having BRAC real property is located.
- Environmental agencies with regulatory authority over the matters described in the report.
- Any Federal agency seeking a property transfer at the installation.
- The Restoration Advisory Board (RAB).

## How does the ECP Report differ from the Environmental Baseline Survey (EBS)?

The EBS, which was used in past BRAC rounds to document the environmental status of closing installations, is a document based on all existing environmental information related to the storage, release, treatment, or disposal of hazardous substances or petroleum products on the property. Given the maturity of DoD's cleanup program at BRAC 2005 installations, the ECP Report will be able to rely heavily on existing information without the need to create a new EBS. This will allow for a more efficient, yet comprehensive, documentation of the environmental condition of closing BRAC 2005 property. Additionally the ECP Report will have considered all applicable environmental laws and include references to publicly available documents.

## Where Can I Find More Information?

For more information concerning the ECP Report, Federal Real Property disposal process, or reuse of BRAC property, please consult the following web sites:

DoD Base Reuse and Redevelopment Manual  
(Section C8.3 specifically discusses the ECP Report)  
[http://www.denix.osd.mil/denix/Public/Library/Cleanup/CleanupOfc/Documents/4165-66-M\\_BRRM.pdf](http://www.denix.osd.mil/denix/Public/Library/Cleanup/CleanupOfc/Documents/4165-66-M_BRRM.pdf)

Federal Real Property Disposal Process  
<http://propertydisposal.gsa.gov/Property/PubBenefit-Prop/>

### Figure 1: ECP Report Requirements

An ECP Report contains, at a minimum, information concerning the following environmental requirements as appropriate to the property:

- Archeological Resources Protection Act
- Clean Air and Clean Water Acts
- CERCLA
- DoD Policy on Radon
- Endangered Species Act
- Executive Order 11988: Floodplain Management
- Executive Order 11990: Protection of Wetlands
- Federal Insecticide, Fungicide, and Rodenticide Act
- National Historic Preservation Act
- Native American Graves Protection and Repatriation Act
- Residential Lead-Based Paint Hazard Reduction Act
- RCRA (including Subtitle I on Underground Storage Tanks)
- Safe Drinking Water Act
- Toxic Substances Control Act (Asbestos and Polychlorinated Biphenyls)
- Unexploded Ordnance or Munitions and Explosives of Concern