

GENERAL SERVICES ADMINISTRATION
Washington, DC 20405

April 27, 2026

GSA ORDER

SUBJECT: External Lease Delegation of Authority

1. Purpose. The purpose of this Order is to ensure lease delegations of authority to other Federal agencies previously set forth in the Federal Management Regulation (FMR) continue following rescission of that regulation.

2. Background. Under the recently rescinded Federal Management Regulation (FMR) sections, GSA had delegated certain leasing authorities of the Administrator, including the authority to lease space up to 20 years and the authority to annually obligate lease payments, to other executive agencies. These delegations were intended to provide greater flexibility and efficiency in meeting the space requirements of federal agencies, particularly for routine or time-sensitive leasing actions. By empowering external entities with limited leasing authority, GSA sought to streamline decision-making, reduce administrative burden, and ensure timely delivery of mission-critical space solutions. However, these delegations also require robust oversight to maintain compliance with federal regulations, protect taxpayer interests, and ensure consistency with GSA's strategic portfolio management objectives.

Lease delegations were categorized as either General Purpose, Categorical or Special Purpose. Categorical and special purpose delegations were types of standing delegations whereby an agency could use GSA's delegated authorities without first receiving approval from GSA. Agencies utilizing the Categorical or Special Purpose delegations were still required to comply with certain conditions outlined by GSA. Categorical delegations were previously found at FMR 102-73.145-155 and Special Purpose delegations were found at FMR 102-73.160-225.

3. Delegations. Pursuant to 40 U.S.C. §§ 121(d) and 585(a), the Administrator hereby delegates the authorities set forth herein. Unless otherwise specified, delegations are to the heads of agencies.

4. Limitations. Federal agencies must exercise delegated lease property authority and functions in accordance with applicable laws and the parameters of the specific authority delegated. Agencies must follow the Lease Delegations Procedural Document for specifics on executing the delegated authority.

5. Additional Delegations. This Order does not impact any prior delegation of authority still in effect. Additional authorities may be delegated on an as-needed basis.

6. Policy Amendments. GSA reserves the right to revise, amend, or otherwise update any policies related to the Leased Delegation Program, including changes required to comply with future updates to OMB guidance, Executive Orders, or other applicable federal directives.

7. Signature.



Edward Forst
Administrator
U.S. General Services Administration

EXTERAL DELEGATION OF REAL PROPERTY AUTHORITIES

1. General Purpose: GSA is introducing a change to the lease delegation of authority process. Previously, GSA's lease delegation program utilized three distinct authorities, General Purpose, Categorical and Special Purpose. This new Lease Delegation of Authority establishes a single, unified authority referred to as the "General Purpose Authority."

The GSA Administrator, or his designee, can issue a General Purpose lease delegation to the heads of all Federal agencies only upon submission of a request from the agency. Once issued, a General Purpose delegation will allow agencies to handle all functions related to a particular lease for terms up to 20 years.

2. Categorical and Special Purpose Authority is hereby abolished.
3. The GSA lease delegation program will operate under this Order, all applicable laws and regulations, and the General Conditions Document. Future policy changes and/or updates will be shared via GSA's Office of Leasing website and google email group. All related documents can be located on the Lease Delegation Homepage at www.gsa.gov.
4. Use of the Leasing Delegations program:
 - a. All delegation requests, except for those listed on the Exceptions to General Purpose Delegations attached hereto, must be submitted via the official GSA delegation system. No agency can solicit the market, negotiate with any building entity or enter into lease agreement without seeking GSA's delegation approval. The only exception is for advertising a Notice of Intent for a stay-in-place procurement since it is required as part of the Justification for Other Than Full and Open Competition (JOFOC). Federal agencies will not be granted a delegation of leasing authority if suitable Government controlled owned or vacant leased space is available.
 - b. The average net annual rent (gross annual rent excluding services and utilities) of any lease action executed under a delegation must be below the threshold applicable to GSA's submission of a lease prospectus to its Congressional oversight committees under 40 U.S.C. 3307. The prospectus threshold may be adjusted annually in accordance with 40 U.S.C. 3307(h). The current threshold for each fiscal year can be accessed . If the proposed project is over this threshold, the client agency must work with GSA and OMB to obtain the necessary congressional prospectus approval. GSA will not issue a delegation of lease authority that exceeds the prospectus threshold without further approvals.

- c. Agencies must comply with all applicable laws, Executive Orders (EO's), regulations, Office of Management and Budget circulars, the GSAM, and any policy updates and regulations set forth from GSA.
- d. GSA retains the right to assess, at any time, both the integrity of each individual lease action as well as the capability of an agency to perform all aspects of the delegated leasing activities, and, if necessary, to revoke an agency's delegation in whole or in part. Improper use of any delegation may result in revocation of the delegation and denial of future delegation requests.
- e. As a condition for the use of GSA leasing delegations, agencies must make their pre-award and post-award lease files available to GSA. Agencies are required to submit a copy of the executed lease and other lease file documents within 30 business days from the day the lease was awarded via GSA delegation system.
- f. In accordance with Executive Order 13327, Federal agencies are required to submit data for assets in their real property inventory to the Federal Real Property Profile (FRPP). GSA will perform annual data reconciliation between FRPP and GSA's delegation system.
- g. All client agencies are required to designate one or more "Supervisory Users" responsible for overseeing the delegated portfolio within the system and work directly with the Center for Lease Delegations. This role serves as the primary liaison between GSA and your agency(ies). The Supervisory User's responsibilities include:
 - Assisting GSA and agency users with resolving project deficiencies, post-award completion, and general portfolio oversight/management.
 - Ensuring that the delegations package includes all necessary documentation.
 - Ensuring the complete submission and data accuracy of all post-award materials.
 - Confirming that the respective agency meets all requirements set forth in the General Conditions, this document, the Federal Real Property Profile (FRPP), and any other requirements established by GSA or Executive Orders.
 - Ensuring that a master record of the agency's delegated portfolio is managed, maintained, and made readily available. Additionally, this master record must be emailed to GSA on a bi-annual basis. The master sheet must include all relevant lease information, including but not limited to:
 - Full address
 - Square footage (both RSF and ABOA)

- Space type (office, warehouse, medical, etc)
- Lease term (actual effective and expiration dates)
- Lease action type
- FRPP identifier
- GREX locator
- Annual cost
- Total contract value

Exceptions to General Purpose Delegations

All exceptions listed below can be leased up to 20 years by any agency. ***All projects that fall under the exceptions list will still require complete uploaded files into our system of record. Exceptions are not blanket authority.*** All lease records that fall under the exclusions list must adhere to the requirements of this document and the General Conditions document in its entirety. This includes the mandatory set of documents, titled “Required Documents per lease action type” located on the lease delegations website at gsa.gov. Submission of post-award documentation will remain mandatory.

In leasing and space management, **predominant use** refers to *the use to which the greatest portion of a location (building or space) is put.*

- Parking only Leases
- Depots, Docks or piers
- Quarantine Facility for plants, birds, and other animals
- Space to house antennas, repeaters, or transmission equipment - This does not apply to office only related leases. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- Specialized storage/depot facilities, such as cold storage; self-storage units; and lumber, oil, gasoline, shipbuilding materials, and pesticide materials/equipment storage (general purpose warehouse type storage facilities not included)
- Land-Only Leases: Under GSA’s authority, improved Land can be acquired for a term of up to 20 years. Unimproved Land can be acquired only on a year-to-year basis.
- U.S. Army Corps of Engineers (USACE) - This authority applies exclusively to recruitment-related space and cannot be combined with any other use of space, such as office related space. Under this standing authority, the agency is required to maintain a system of record for each leased location. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.

- Department of Veterans Affairs (VHA) - This authority applies exclusively to CBOC/medical related space and cannot be combined with any other use of space, such as office related space. Under this standing authority, the agency is required to maintain a system of record for each leased location. This specialized authority is up to 19,999 ABOA. Projects above 20,000 ABOA will be required to follow the non-exclusion protocol.
- Department of Commerce/National Oceanic and Atmospheric Administration (NOAA) - This authority applies exclusively to the predominant use for NWS National Weather Forecast leases. This does not apply to office only related leases. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- Hangar Space - This authority applies exclusively to the predominant use of hangar (airport) space and must be specialized in its use other than office related space. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- Department of Agriculture: Cotton Laboratories (USDA) - This authority applies exclusively to the predominant use of cotton related space and must be specialized in its use other than office related space. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- The Federal Communications Commission (FCC) - Monitoring station sites. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- Specialized Laboratories - This authority applies exclusively to the predominant use of lab related space and must be specialized in its use other than office related space. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- Department of Homeland Security: Border Patrol Station (DHS CBP) - This authority applies exclusively to the predominant use of border patrol stations and must be specialized in its use other than office related space. This specialized authority is up to 9,999 ABOA. Projects above 10,000 ABOA will be required to follow the non-exclusion protocol.
- No cost contract: Any lease contract from zero to one-dollar in cost of any size.