



GSA Office of Governmentwide Policy

5/2/2025

Class Deviation CD-2025-06

MEMORANDUM FOR PBS LEASING CONTRACTING ACTIVITIES

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SUBJECT: Class Deviation to Remove Sustainable Requirements for Lease Acquisitions

1. Purpose.

This memorandum approves a class deviation to the General Services Administration Acquisition Regulations (GSAR) to remove sustainable requirements for lease acquisitions. However, design requirements appropriate for the type of leasing acquisition, such as set-backs, must still be followed.

2. Background.

On January 20, 2025, several Executive Orders (E.O.s) related to sustainability were revoked, including E.O. 14057, Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability. As a result, GSA is issuing this deviation to the GSAR as it relates to sustainability and federal leasing.

3. Applicability.

This class deviation applies to acquisitions of leasehold interests in real property.

New Solicitations:

Prior to release of any new solicitation, the requirements removed via this deviation must also be removed from the solicitation.

Existing Leases:

For any applicable lease, the requirements removed via this deviation must not be enforced. Leasing contracting officers should notify lessors as soon as possible.

Updating Leasing Templates:

The PBS Office of Leasing will update the leasing templates to reflect this deviation if not already done so. This includes the update to any relevant guides and resources.

4. Authority.

This class deviation is issued under the authority General Services Administration Acquisition Manual (GSAM) 501.404. This action is limited to GSAR and therefore does not require CAAC consultation.

5. Deviation.

See Attachment A for the changes in the GSAR text as revised by this deviation, subsections listed below:

a. Amending GSAR 570.117.

From: Sustainable requirements for lease acquisition

To: Additional requirements for lease acquisition

b. Removing 570.117-1, Federal leadership in environmental, energy, and economic performance

c. Removing 570.117-2, Guiding principles for federal leadership in high performance and sustainable buildings

6. Effective Date.

This deviation is effective immediately and remains in effect until rescinded or incorporated into the GSAR.

7. Point of Contact.

Any questions regarding this deviation may be directed to Adina Torberntsson at GSARPolicy@gsa.gov.

Attachments

Attachment A – GSAR Deviation Text

**Class Deviation CD-2025-06
Attachment A**

GSAR Text, Line-In/Line-Out

GSAR Baseline: Change 196 effective 02/14/2025

- Additions to baseline made by proposed rule are indicated by **[bold text in brackets]**
- Deletions to baseline made by proposed rule are indicated by ~~strikethroughs~~
- Five asterisks (* * * * *) indicate that there are no revisions between the preceding part and/or subpart, and following section
- Three asterisks (* * *) indicate that there are no revisions between the material shown within a section or subsection

Part 570 - Acquiring Leasehold Interests in Real Property

Subpart 570.1 - General

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570.117 Sustainable[Additional] requirements for lease acquisition.

Contracting officers must include ~~sustainable~~ design requirements appropriate for the type of leasing action in the solicitation. Contracting officers can find solicitation requirements and instructions at <https://www.gsa.gov/real-estate/real-estate-services/leasing/leasing-policy> under the "Sustainability Policies" tab and within the applicable Leasing Desk Guide chapter to assist them in complying with GSA's ~~sustainable~~ design requirements.

~~570.117-1 Federal leadership in environmental, energy, and economic performance.~~

~~In order to create a clean energy economy that will increase our Nation's prosperity, promote energy security, protect the interests of taxpayers, and safeguard the health of our environment GSA will accomplish all sustainability requirements described in 570.117-2 that apply to lease acquisitions.~~

~~570.117-2 Guiding principles for federal leadership in high performance and sustainable buildings.~~

~~GSA is committed to the design, construction, operation, and maintenance of leased space that complies with all of the following Guiding Principles:~~

- ~~(a) Employ Integrated Design Principles;~~
- ~~(b) Optimize Energy Performance;~~
- ~~(c) Protect and Conserve Water;~~
- ~~(d) Enhance Indoor Environmental Quality.~~
- ~~(e) Reduce the Environmental Impact of Building Materials.~~

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