i	(B) The airport owner or operator may use revenues
2	from a lease described in subparagraph (A) for an ap-
3	proved airport development project that is eligible for
4	funding under section 47114, 47115, or 47117.
5	"(C) The Secretary shall coordinate with each airport
6	owner or operator to ensure that leases described in sub-
7	paragraph (A) are consistent with noise buffering pur-
8	poses.
9	"(D) The provisions of this paragraph apply to all
10	land acquired before, on, or after the date of enactment
11	of this paragraph.".
12	SEC. 186. AGREEMENTS GRANTING THROUGH-THE-FENCE
13	ACCESS TO GENERAL AVIATION AIRPORTS.
14	(a) IN GENERAL.—Section 47107 is amended by
15	adding at the end the following:
16	"(t) AGREEMENTS GRANTING THROUGH-THE-
17	FENCE Access to General Aviation Airports.—
18	"(1) IN GENERAL.—Subject to paragraph (2), a
19	sponsor of a general aviation airport shall not be
20	considered to be in violation of this subtitle, or to be
21	in violation of a grant assurance made under this
22	section or under any other provision of law as a con-
23	dition for the receipt of Federal financial assistance
24	for airport development, solely because the sponsor
25	enters into an agreement that grants to a person

1	that owns residential real property adjacent to or
2	near the airport access to the airfield of the airport
3	for the following:
4	"(A) Aircraft of the person.
5	"(B) Aircraft authorized by the person.
6	"(2) THROUGH-THE-FENCE AGREEMENTS.—
7	"(A) IN GENERAL.—An agreement de-
8	scribed in paragraph (1) between an airport
9	sponsor and a property owner (or an associa-
10	tion representing such property owner) shall be
11	a written agreement that prescribes the rights,
12	responsibilities, charges, duration, and other
13	terms the airport sponsor determines are nec-
14	essary to establish and manage the airport
15	sponsor's relationship with the property owner.
16	"(B) TERMS AND CONDITIONS.—An agree-
17	ment described in paragraph (1) between an
18	airport sponsor and a property owner (or an as-
19	sociation representing such property owner)
20	shall require the property owner, at minimum-
21	"(i) to pay airport access charges
22	that, as determined by the airport sponsor,
23	are comparable to those charged to tenants
24	and operators on-airport making similar
25	use of the airport;

1	"(ii) to bear the cost of building and	
2	maintaining the infrastructure that, as de-	
3	termined by the airport sponsor, is nec-	
4	essary to provide aircraft located on the	
5	property adjacent to or near the airport	
6	access to the airfield of the airport;	
7	"(iii) to maintain the property for res-	
8	idential, noncommercial use for the dura-	
9	tion of the agreement;	
10	"(iv) to prohibit access to the airport	
11	from other properties through the property	
12	of the property owner; and	
13	"(v) to prohibit any aircraft refueling	
14	from occurring on the property.".	
15	(b) APPLICABILITY.—The amendment made by sub-	
16	section (a) shall apply to an agreement between an airport	
17	sponsor and a property owner (or an association rep-	
18	resenting such property owner) entered into before, on, or	
19	after the date of enactment of this Act.	
20	SEC. 137. GOVERNMENT SHARE OF PROJECT COSTS.	
21	Section 47109 is amended—	
22	(1) in subsection (a) by striking "provided in	
23	subsection (b) or subsection (c) of this section" and	
24	inserting "otherwise provided in this section"; and	
25	(2) by adding at the end the following:	