Section B. Government Property

Introduction	This section describes the Auxiliary's responsibilities for obtaining permission to use Government property and maintenance, once permission is granted.
B.1. Federal Real Property	An Auxiliary unit may be granted written permission for long-term use and occupancy of Federal real property (buildings and land). Use and occupancy must be for authorized Auxiliary activities. A District Commander must consider such use as necessary and desirable. The Auxiliary unit must follow all legal provisions for property use. Property in which the Coast Guard or another Federal agency has the title or right, or which is excess or surplus, may be requested for Auxiliary use. Such a request is subject to the necessary operational, engineering, and budgetary approval stated in the Real Property Management Manual, COMDTINST M11011.13 (series).
B.1.a. Requesting Permission	Any such use/occupancy is subject to immediate repeal if such use/occupancy does not conform to Coast Guard policy. Written permission to use and to occupy Coast Guard property shall contain the conditions under which the Auxiliary may make new construction or remove existing structures. Directors shall coordinate requests with their Coast Guard District Property officer.
B.1.b. Transfer of Title	The Coast Guard cannot authorize transfer of title to Federal real property to an Auxiliary element. Any permanent improvement, alterations, additions, fixtures, or maintenance placed on the property shall become and remain U.S. Government property.
B.1.c. Granting Permission	When granting an Auxiliary unit permission to use and to occupy Federal real property, predominant support shall come from the Auxiliary unit itself. In granting permission to an Auxiliary unit for use and for occupancy of Federal property, such permission in no way binds the Coast Guard to provide any support. Limited support may be given by the Coast Guard for improvements on the property and for maintenance or removal of existing structures. This support can be from appropriated funds and is limited to architectural and engineering services and loan of Coast Guard equipment incident to construction, maintenance, or removal.

B.1.d. Assignment of Duties	Coast Guard personnel will not normally be assigned to duties involving actual construction, maintenance, or removal. The Coast Guard will perform necessary intermediary functions, when specifically requested, for getting permission for removals, improvements, or new construction from Federal, State, and local governments. The Coast Guard shall lend the full strength of its good will to Auxiliary support for installations on Federal property with specific Coast Guard approval.
B.2. Maintenance or Improvements	Any property, to which permission for use and occupancy has been granted, must be prominently identified by a sign naming the Auxiliary unit. The sign must state the unit is a part of the Coast Guard Auxiliary. The Auxiliary is expected to carry out any new construction and improvements. All such actions must follow local zoning codes. This work includes codes dealing with plumbing, environmental protection, sewage disposal, and electrical wiring. Waterfront improvements can be made only after approval of the Federal, State, or local government agency holding jurisdiction over the property. Any construction and improvement must conform to sound civil engineering practices, together with current Coast Guard standards and directives. When the Auxiliary is located on an active Coast Guard shore facility, any proposed new construction and improvements shall be consistent with existing facilities and compatible with any long-range Auxiliary Unit Development Plan. When granting use and occupancy to the Auxiliary, maintenance of land, buildings, or structures shall follow existing Coast Guard standards and directives. The Auxiliary must keep buildings, piers, and grounds in a good and safe state of repair and appearance of the premises in a neat and orderly condition. The Commanding Officer must provide basic services for safe use and habitability.