



EPA REGION 6 “READY FOR REUSE” PROGRAM

An Explanation of the “Ready for Reuse” Corrective Action Measure and Determination

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ABSTRACT

- EPA Region 6 has developed a new long-term corrective action “measure of success.” (Post-Government Performance Results Act (GPRA) Environmental Indicators CA 725/750.)
- Ready for Reuse is a measure that recognizes when property has been characterized and remediated to the extent that it is safe for reuse or redevelopment.
- This is not intended to be a clean-closure approach. Rather, it encourages cleanups that will quickly support protective redevelopment opportunities.
- EPA and/or the states will provide a regulatory technical “determination” that the property is considered acceptable for its designated current or anticipated future use.
- This initiative can be a unifying measure for all remedial programs (RCRA, Brownfields, Superfund, LUST, Solid Waste, Voluntary Cleanup Programs, TSCA, etc.). Region 6 will be soliciting input from EPA Headquarters, other EPA Regions, states and industry partners on its applicability to all remedial programs.

WHAT IS READY FOR REUSE?

Ready for Reuse is a new measure of remedial progress in the corrective action process. It is intended to be a cross-program benchmark for cleanup programs. It is a determination that recognizes when a property has been characterized and remediated to levels that are protective of definable uses or reuses.

DOES READY FOR REUSE MEAN CORRECTIVE ACTION AT MY PROPERTY IS COMPLETE?

Depending on the intended future use of your property, Ready for Reuse may indicate that corrective action at the property is finished. If characterization and remediation have been performed to support an unrestricted land use, then no additional investigation and remediation would be anticipated. If the characterization and remediation have been performed to support an industrial land use (which would include institutional controls in order to maintain land use and protectiveness), no additional cleanup is anticipated unless there is a change to a different land use in the future.

¹CA 725 = Current Human Exposures Controlled; CA 750 = Migration of Contaminated Groundwater Controlled
HOW CAN I SHOW THE REGULATORY AUTHORITY MY PROPERTY IS READY FOR REUSE?

Whether you are attempting to reuse your entire property, or just a portion of your property, you should first agree on the intended reuse desired (residential, industrial, agricultural, etc.) Essential for a Ready for Reuse Determination is agreement up front, with local input, on the intended reuse of the property or portions of the property. Adequate characterization to complete an accurate conceptual property model, data quality objectives sufficient to show protective concentrations of contaminants, and documentation of current and future land use are all necessary elements to demonstrate your property is Ready for Reuse.

HOW WILL THE REGULATORY AUTHORITY ACKNOWLEDGE THAT MY PROPERTY IS READY FOR REUSE?

The regulatory authority will:

- evaluate the data (historical and current);
- determine if the investigation is adequate;
- evaluate the remediation effort(s) that were conducted to determine if environmental conditions at the property are protective for current and anticipated future land use; and
- ensure that there are mechanisms in place to maintain and monitor necessary institutional controls.

The Regulatory Authority (EPA and/or the state) will provide the property owner a Ready for Reuse Determination letter and certificate, which is an acknowledgment that environmental conditions on the property are protective for its current and anticipated future use.

HOW DOES BEING DESIGNATED READY FOR REUSE BENEFIT MY PROPERTY, AND DO I HAVE TO REDEVELOP OR SELL MY PROPERTY TO OBTAIN A READY FOR REUSE DETERMINATION?

Obtaining a determination that your property is Ready for Reuse will aid you in returning previously used commercial/industrial property to productive use. By defining the environmental liability in terms of the intended reuse of the property, lending institutions and the public may be more willing to reuse previously owned/operated property rather than leasing/purchasing “greenfield space.” Additionally, the Ready for Reuse process will compel regulating authority(ies) to make final and timely determinations on important site-specific issues that hold up site progress (land use, groundwater use and protection, extent of remediation, etc.)

It is not necessary to redevelop or sell your property to obtain a Ready for Reuse Determination. It is a technical determination that recognizes when a property has been characterized or remediated to the extent

the property conditions are protective for redevelopment or revitalization based on current or planned land use.

FOR MORE INFORMATION

To learn more about the Ready for Reuse Program, please contact:

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