



# Department of Defense **INSTRUCTION**

**NUMBER** 4165.14

January 17, 2014

Incorporating Change 2, August 31, 2018

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USD(A&S)

**SUBJECT:** Real Property Inventory (RPI) and Forecasting

**References:** See Enclosure 1

1. **PURPOSE.** In accordance with DoD Directive (DoDD) 5134.01 (Reference (a)), this instruction:

a. Reissues DoD Instruction (DoDI) 4165.14 (Reference (b)) to implement policy established in DoDD 4165.06 (Reference (c)).

b. Updates assigned responsibilities and prescribed procedures for:

(1) DoD Component's RPI data requirements and accountability of real property assets.

(2) Submitting appropriate current and forecasted data from DoD Component RPI systems to the DoD Enterprise RPI. DoD Enterprise RPI is aggregated in the Real Property Unique Identifier Registry (RPUIR) (Reference (d)) and the Real Property Assets Database (RPAD). RPUIR and RPAD capabilities are scheduled to be subsumed by the Data Analytics and Integration Support (DAIS) platform beginning in 2014.

## 2. APPLICABILITY

a. This instruction applies to OSD, the Military Departments (MILDEPs), the Office of the Chairman of the Joint Chiefs of Staff and the Joint Staff, the Combatant Commands, the Office of the Inspector General of the Department of Defense, the Defense Agencies, the DoD Field Activities, and all other organizational entities within the DoD (referred to collectively in this instruction as the "DoD Components").

b. The provisions of this instruction apply to all real property in which the DoD, on behalf of the United States, acquires, holds, or will retain a real estate interest under law or international agreement except:

(1) The acquisition and management of defense industrial plants, which are governed by DoDD 4275.5 (Reference (e)).

(2) The provisions of this instruction pertaining to reporting and forecasting of classified RPI assets.

(3) For civil works projects, where only the provisions of this instruction pertaining to reporting apply (see section 4 of Enclosure 3).

(4) Real property installed equipment (RPIE) or installed building equipment (IBE) and any assets identified in the Real Property Categorization System (RPCS) as non-real property assets.

3. POLICY. In accordance with Reference (c), the MILDEPs and WHS must maintain and report accurate information about the acquisition, management, and disposition of real property assets in which they hold a legal interest on behalf of the United States. MILDEP and WHS interest in, accountability for, and disposition of real property are granted by policy provided in Reference (c) and through its referenced citations.

4. RESPONSIBILITIES. See Enclosure 2.

5. PROCEDURES. Enclosure 3 provides:

a. General procedures for reporting the required information during the acquisition, management, and disposal of a real property asset to maintain a complete and accurate RPI.

b. General procedures for the submission of the appropriate information from the authoritative RPI and forecasting the RPI over the time period covered by the most recent Future Years Defense Program (FYDP).


c. The Real Property Information Model (RPIM) (Reference (f)) data that must be verified in the physical inventory process.

6. INFORMATION COLLECTION REQUIREMENTS. The reporting of the inventory of real property, referred to in paragraphs 3(b), 3(c), 4(d) and 4(e) of Enclosure 2, and section 4 of Enclosure 3 of this instruction, is assigned report control symbol DD-AT&L(A)760 in accordance with the procedures in DoD Manual 8910.01 (Reference (g)).

7. RELEASABILITY. **Cleared for public release.** This instruction is available on the Directives Division Website at <http://www.esd.whs.mil/DD/>.

8. SUMMARY OF CHANGE 2. This change reassigns the office of primary responsibility for this instruction to the Under Secretary of Defense for Acquisition and Sustainment in accordance with the July 13, 2018 Deputy Secretary of Defense Memorandum (Reference (h)).

9. EFFECTIVE DATE. This instruction is effective January 17, 2014.



Frank Kendall  
Under Secretary of Defense for  
Acquisition, Technology, and Logistics

Enclosures

1. References
2. Responsibilities
3. Procedures

Glossary

ENCLOSURE 1

REFERENCES

- (a) DoD Directive 5134.01, "Under Secretary of Defense for Acquisition, Technology, and Logistics," December 9, 2005, as amended
- (b) DoD Instruction 4165.14, "Real Property Inventory and Forecasting," March 31, 2006 (hereby cancelled)
- (c) DoD Directive 4165.06, "Real Property," October 13, 2004, as amended
- (d) Office of the Deputy Under Secretary of Defense for Installations and Environment Business Enterprise Integration, "Real Property Unique Identifier Registry"<sup>1</sup>
- (e) DoD Directive 4275.5, "Acquisition and Management of Industrial Resources," March 15, 2005
- (f) Office of the Deputy Under Secretary of Defense for Installations and Environment Business Enterprise Integration, "Real Property Information Model,"<sup>2</sup>
- (g) DoD Manual 8910.01, "DoD Information Collections Manual: Procedures for DoD Internal Information Collections," date varies by volume
- (h) Deputy Secretary of Defense Memorandum, "Establishment of the Office of the Under Secretary of Defense for Research and Engineering and the Office of the Under Secretary of Defense for Acquisition and Sustainment," July 13, 2018
- (i) DoD Manual 5200.01, Volume 2, "DoD Information Security Program: Marking of Classified Information," February 24, 2012, as amended
- (j) DoD Manual 5200.01, Volume 4, "DoD Information Security Program: Controlled Unclassified Information (CUI)," February 24, 2012
- (k) DoD 5205.02-M, "DoD Operations Security (OPSEC) Program Manual," November 3, 2008
- (l) DoD Instruction 4165.70, "Real Property Management," April 6, 2005
- (m) DoD Instruction 4715.16, "Cultural Resources Management," August 24, 2012, as amended
- (n) DoD 7000.14-R, "Department of Defense Financial Management Regulations (FMRs)," current edition
- (o) Office of Management and Budget Circular A-16, "Coordination of Geographic Information and Related Spatial Data Activities," October 19, 1990, as amended
- (p) Federal Real Property Council, "Annual Guidance for Real Property Inventory Reporting," current edition<sup>3</sup>
- (q) Unified Facilities Criteria 3-701-01, "DoD Facilities Pricing Guide," March 2011, as amended<sup>4</sup>
- (r) DoD Directive 8115.01, "Information Technology Portfolio Management," October 10, 2005
- (s) DoD Instruction 4165.03, "DoD Real Property Categorization," August 24, 2012, as amended

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<sup>1</sup> Available at: [http://www.acq.osd.mil/ie/bei/rpui\\_site-registry.shtml](http://www.acq.osd.mil/ie/bei/rpui_site-registry.shtml)

<sup>2</sup> Available at: <http://www.acq.osd.mil/ie/bei/library.shtml>

<sup>3</sup> Available at: <http://www.gsa.gov/portal/content/103101>

<sup>4</sup> Available at: [www.wbdg.org](http://www.wbdg.org) or

[http://www.acq.osd.mil/ie/fim/programanalysis\\_budget/tool\\_metrics/FPG/fpg.shtml](http://www.acq.osd.mil/ie/fim/programanalysis_budget/tool_metrics/FPG/fpg.shtml)

- (t) Title 10, United States Code
- (u) Joint Publication 4-09, "Distribution Operations," December 19, 2013

ENCLOSURE 2

RESPONSIBILITIES

1. UNDER SECRETARY OF DEFENSE FOR ACQUISITION, TECHNOLOGY, AND LOGISTICS (USD(AT&L)). The USD(AT&L) establishes policy and develops guidance regarding:

a. Maintenance of a complete and accurate RPI.

b. Submission of DoD Component RPI information to the Assistant Secretary of Defense for Energy, Installations, and Environment (ASD(EI&E)).

2. ASD(EI&E). Under the authority, direction, and control of the USD(AT&L), the ASD(EI&E):

a. Develops policy and guidance for:

(1) Creation and maintenance of an RPI.

(2) DoD Component submittal of RPI information.

(3) The forecasted additions, transfers, and deletions to RPI over the FYDP.

b. Serves as the focal point for all matters related to the inventory of real property assets in which the DoD has interest.

c. Establishes policy regarding handling of real property information in accordance with Volume 2 of DoD Manual 5200.01 (Reference (i)), Volume 4 of DoD Manual 5200.01 (Reference (j)), and DoD 5205.02-M (Reference (k)).

d. Identifies and establishes requirements for the DoD Enterprise RPI and forecasting data elements, inventory data collection, data maintenance, and reconciliation.

e. Maintains and issues the DoD Enterprise RPI and forecasting data elements, including definitions, business rules, and all associated metadata using Reference (f).

f. Provides the DoD Enterprise RPI for planning, programming, analysis, benchmarking, DoD Enterprise decision making, responding to queries from the public, government entities (e.g., Office of Management and Budget (OMB), Congress), and private organizations, and for other reporting purposes.

g. Provides and maintains a RPUIR capability that:

(1) Assigns site and asset real property unique identifiers (RPUIDs) and receive updated RPI data as the ASD(EI&E) determines from the MILDEPs and WHS authoritative RPI systems via automated interfaces. Reference (d) is available online and is only accessible to those with a DoD-issued Common Access Card.

(2) Is used as an official repository for real property data, queries, and requests for current asset information. Supplements, but does not replace, asset information contained in the annual consolidated RPAD file when responding to queries from the public, government entities (e.g., OMB, Congress), and private organizations, and for other reporting purposes.

h. Provides an RPI reconciliation capability to automate, track, and enable reconciliation of DoD Component RPIs.

i. Issues guidance for the specific procedures, data table structures, and formats that DoD Components must use for submissions of the DoD Enterprise RPI data and annual submissions of DoD Enterprise RPI forecasting data. This guidance will meet the requirements of paragraph 4b of Enclosure 3.

3. DEFENSE AGENCY AND DoD FIELD ACTIVITY DIRECTORS. The Defense Agency and DoD Field Activity Directors:

a. Confirm that all real property assets that are occupied, operated, or maintained by their organization are contained within the official RPIs that the MILDEPs and WHS maintain in accordance with policy established in DoDI 4165.70 (Reference (l)).

b. Adhere to policy regarding handling of real property information in accordance with References (i) through (k).

c. Report DoD Enterprise RPI information to the ASD(EI&E) in accordance with ASD(EI&E) guidance (for reconciliation and real property quarterly reporting).

d. Provide forecasted data for real property assets for each year of the FYDP to the appropriate MILDEP or WHS in accordance with ASD(EI&E) guidance.

e. Reconcile with its supporting MILDEP or WHS all real property data for all assets that the DoD Component occupies, operates, or maintains in accordance with section 5 of Enclosure 3.

4. SECRETARIES OF THE MILDEPS AND DIRECTOR, WHS. The Secretaries of the MILDEPS and the Director, WHS:

a. Establish the appropriate policies, programs, and procedures to implement the policy in this instruction and any supporting guidance the USD(AT&L) and ASD(EI&E) issue.

b. Ensure supporting business systems comply with the Business Enterprise Architecture (BEA) and the RPIM, and applicable requirements documents and systems are appropriately funded to meet the implementation and sustainment of these and other requirements.

c. Maintain, on behalf of the DoD, an accurate and complete RPI in accordance with References (c) and (l), DoD Instruction 4715.16 (Reference (m)), and this Instruction. A complete RPI consists of all sites, including all lands and facilities, for which the MILDEP or WHS has real property accountability, regardless of the organization using or funding the facility or land.

d. Adhere to policy regarding handling of real property information in accordance with References (i) through (k).

e. Report their Departmental RPI information to the ASD(EI&E) as ASD(EI&E) RPI guidance prescribes and as required by section 4 of Enclosure 3, including the changes resulting from periodic physical inventories and reconciliations with the occupying, operating, or maintaining DoD Component.

f. Report their Departmental RPI and forecasted RPI, as of September 30 of each year, to the ASD(EI&E) in accordance with the reporting information and schedule prescribed by ASD(EI&E) RPI guidance and in accordance with the data format prescribed in Reference (f). Reference (f) is available online and is only accessible to those with a DoD-issued Common Access Card at <http://www.acq.osd.mil/ie/bei/library.shtml>.

g. Maintain the currency and accuracy of the RPUIR (and DAIS when implemented) via electronic interfaces with real time or near real time data updates to ensure it accurately reflects the RPI values as they exist in the MILDEPs' and WHS' authoritative RPI systems.

h. Direct that each installation has a real property accountable officer (RPAO) appointed in writing (see section 1 of Enclosure 3).

i. Ensure all State-owned National Guard real property that the MILDEPS use are documented by a legal instrument and are recorded in the RPI in accordance with section 7 of Enclosure 3.

j. Ensure their respective Department and WHS RPIs are accurate and auditable.

k. Ensure any DoD Component that occupies, operates, or maintains any real property asset reconciles, at least annually, the Component RPI data with the appropriate supporting Component's installation RPAO.



ENCLOSURE 3

PROCEDURES

1. RPAO

a. An RPAO:

(1) Is responsible for the maintenance of formal property records and financial information, in connection with government real property, in the appropriate information technology (IT) systems.

(2) Must be a federal employee of the U.S. Government (**not** a contractor).

(3) May be appointed for a single installation or for more than one installation.

(4) May be appointed at a subordinate site if the subordinate site maintains its own records.

b. Responsibilities of an RPAO, though not all inclusive, are to:

(1) Ensure an organization's formal property records, systems, and financial information in connection with government real property, irrespective of the organization using or funding the property, are established and maintained in accordance with DoD Component and DoD policy.

(2) Accept real property into the RPI, ensuring all acquisitions are accurately recorded in the RPI.

(3) Verify that information recorded is accurate, complete, and retained in accordance with applicable laws and regulations and the DoD Components' records management manual.

(4) Ensure all disposals are accurately recorded in the RPI.

(5) Ensure all real property transactions are auditable.

(6) Implement and adhere to internal controls for operations, reporting, and compliance.

2. UNIQUE IDENTIFICATION

a. All unclassified real property assets in which the DoD, on behalf of the United States, initiates action to acquire a legal interest, or has acquired a legal interest, are assigned a unique, non-intelligent RPUID from the DoD RPUIR in accordance with Reference (1). When an asset is to be acquired through military construction, the RPUID is assigned when a DoD MILDEP,

WHS, or other sponsoring entity has received official authorization to begin work on a real property construction project and requests the RPUID as prescribed in section 060202.B, Volume 4 of chapter 6 of DoD 7000.14-R (Reference (n)).

b. All real property sites are assigned a unique, non-intelligent real property site unique identifier (RPSUID) from the DoD RPUIR in accordance with Reference (l).

c. DoD systems that relate people or property to any real property attribute, including geospatial location, associate the appropriate RPUID and RPSUID to that information. Real property systems must associate their RPSUIDs and RPUIDs with related geospatial information systems in accordance with the policy established in OMB Circular A-16 (Reference (o)).

### 3. DATA REQUIREMENTS

a. The list of DoD Enterprise data elements and metadata for RPI and forecasting is maintained in the RPIM.

b. Upon release of a new version of the RPIM, the DoD Components must, by a date established or mandated by either the Installations and Environment (I&E) Functional Business Governance Board (FBGB), Federal Real Property Council (FRPC), OMB, or a new statutory requirement:

(1) Implement all changes to existing data elements in all IT systems.

(2) Provide an implementation plan to the ASD(EI&E) for all new data elements, including the name of the IT system, the schedule for implementation, and the data consumer or data producer status of the IT system.

### 4. REPORTING REQUIREMENTS

a. The MILDEPs and WHS submit their RPI and their FYDP real property forecasting information to the ASD(EI&E) in accordance with ASD(EI&E) guidance. The Department of the Army will report separately civil works land and facilities under the management and control of the United States Army Corps of Engineers to the ASD(EI&E), following the timeline prescribed by ASD(EI&E) reporting guidance, but using the format and data structures provided in the Annual Guidance for Real Property Inventory Reporting (Reference (p)).

b. The ASD(EI&E) issues guidance for the specific procedures, data table structures, and formats that DoD Components must use for all submissions of the DoD Enterprise RPI data and DoD Enterprise RPI forecasting data. This guidance identifies:

(1) The DoD Enterprise RPI and forecasting data elements and the RPIM effective date and version, with which the reported data must be compliant.

(2) The DoD enterprise facility analysis category (FAC) codes and category codes (CATCODE) and the RPCS effective date and version, with which the reported data must be compliant.

c. The MILDEPs and WHS report at least one MILDEP CATCODE, ASD(EI&E) FAC code and RPIM asset allocation user organization code for each real property asset.

(1) The MILDEPs and WHS report each asset allocation use with the appropriate asset allocation MILDEP CATCODE and asset allocation user organization codes.

(2) The sum of the asset allocation size quantities for each asset allocation use must equal 100 percent of the total facility gross size for every DoD real property asset or the total DoD usage for a non-DoD real property assets.

d. The ASD(EI&E) uses the DoD Enterprise RPI:

(1) To respond to queries from public, government entities (e.g., OMB and Congress), and private organizations, and for other reporting purposes.

(2) As input for the DoD facilities sustainment models (FSMs) and to prepare the Federal Real Property Profile that is submitted to the General Services Administration.

e. DoD Enterprise RPI and forecasting data submissions use U.S. units, as described in the unit of measure (UM) definitions in Unified Facilities Criteria 3-701-01 (Reference (q)). If metric units are required for other reports, the conversion factors in RPCS to convert UM from U.S. units to metric are used.

f. Areas that require special reporting emphasis are addressed in the ASD(EI&E) RPI reporting guidance as events and requirements dictate.

## 5. RECONCILIATION AND CERTIFICATION

a. The MILDEPs and WHS will reconcile, at least annually, their RPI records with all other DoD Components that occupy, operate, or maintain facilities or land for which the MILDEPs or WHS have real property accountability.

b. DoD Components annually certify to the ASD(EI&E) that the Component has reconciled RPI records where it occupies, operates, or maintains the facilities or land with the MILDEP or WHS having accountability.

6. PERIODIC ASSET REVIEW AND PHYSICAL INVENTORY. A review of each real property asset record, including a physical inventory of each real property asset, is required every 5 years; except, in accordance with Reference (m), those real property assets designated as historic, which must be reviewed and physically inventoried every 3 years. At a minimum, the

data specified in the Table must be verified as being accurate in the RPI and supported by proper documentation. Proper documentation includes results of the physical inventory.

Table. Minimum Asset Information to be Validated During Physical Inventory

<b>What do I have?</b>
Installation Code
RPSUID
RPUID
Facility Number
RPA Command Claimant Code
RPA Type Code
RPA Interest Type Code
RPA Total UM Quantity
RPA Total UM Code
RPA Operational Status Code
RPA Placed In Service Date
RPA Predominant Current Use CATCODE Code
RPA Historic Status Code
RPA Historic Status Date
<b>Where is it located?</b>
RPUID
Address Street Direction Code
Address Street Name
Address Street Number
Address Street Type Code
Country Code
County Code
City Code
Location Directions Text
State or Country Primary Subdivision Code
Postal Code
Geospatial Feature
<b>What condition is it in?</b>
RPUID
Facility Condition Index
RPA Utilization Rate
Asset Review Date (For Physical Inspection)
Asset Review Type Code (For Physical Inspection)

7. MAINTENANCE OF REAL PROPERTY RECORDS

a. The RPAO must ensure the accuracy and completeness of the real property records for all real property in accordance with Reference (l), until the DoD has relinquished all legal interest in the real property assets. After relinquishment of the DoD's legal interest, all RPI records for these assets and sites are archived in accordance with section 090202, chapter 9 of Volume 1 of Reference (n) and DoD Component records management manuals.

b. Records and supporting documentation are maintained in accordance with the DoD Components' records management manuals.

GLOSSARY

PART I. ABBREVIATIONS AND ACRONYMS

ASD(EI&E)	Assistant Secretary of Defense for Energy, Installations, and Environment
BEA	Business Enterprise Architecture
CATCODE	category code
DAIS	Data Analytics and Integration Support
DoDD	DoD Directive
DoDI	DoD Instruction
FAC	facility analysis category
FBGB	Functional Business Governance Board
FRPC	Federal Real Property Council
FSM	facilities sustainment model
FYDP	Future Years Defense Program
I&E	installations and environment
IBE	installed built equipment
IT	information technology
MILDEP	Military Department
OMB	Office of Management and Budget
RPA	real property asset
RPAD	Real Property Assets Database
RPAO	real property accountable officer
RPCS	Real Property Categorization System
RPI	real property inventory
RPIE	real property installed equipment
RPIM	Real Property Information Model
RPSUID	real property site unique identifier
RPUID	real property unique identifier
RPUIR	Real Property Unique Identifier Registry
UM	unit of measure
USD(AT&L)	Under Secretary of Defense for Acquisition, Technology, and Logistics
WHS	Washington Headquarters Services

## PART II. DEFINITIONS

Unless otherwise noted, these terms and their definitions are for the purposes of this instruction.

accountability. The obligation imposed by:

Law, lawful order, or regulation, accepted by an organization or person for keeping accurate records, to ensure control of property, documents or funds, with or without physical possession. The obligation, in this context, refers to the financial duties, responsibilities, and those obligations necessary for protecting the public interest; however, it does not necessarily impose personal liability on an organization or person.

Law, lawful order, or regulation on an officer or other person for keeping an accurate record of property, documents, or funds, including identification data, gains, losses, dues-in, dues-out, and balances on hand or in use. The person having this obligation may or may not have actual possession of the property, documents, or funds.

building. A roofed and floored facility enclosed by exterior walls and consisting of one or more levels that is suitable for single or multiple functions and that protects human beings and their properties from direct harsh effects of weather such as rain, wind, sun, etc.

CATCODE. The most detailed level of classification for real property. Denotes a specific real property type and function in accordance with the current version of the RPCS and each MILDEP's specific documentation.

civil works. Tasks undertaken by the Directorate of Civil Works, U.S. Army Corps of Engineers that include water resource development activities including flood risk management, navigation, recreation, infrastructure and environmental stewardship and also includes emergency response.

disposal. Any authorized method (e.g., demolition, transfer) of permanently divesting the DoD of accountability for, and control of, a real property asset of the United States.

Enterprise. Defined in DoDD 8115.01 (Reference (r)).

FAC. A grouping of real property assets that have a common UM and equivalent cost based on the UM. Included in this equivalent cost are costs associated with real property construction, maintenance, sustainment, and repair. Within the Department, a FAC is represented by a four-digit numerical code, as found in DoDI 4165.03 (Reference (s)) and the current version of the RPCS.

facility. A building, structure, or linear structure whose footprint extends to an imaginary line surrounding a facility at a distance of 5 feet from the foundation that, barring specific direction to the contrary such as a utility privatization agreement, denotes what is included in the basic record for the facility (e.g., landscaping, sidewalks, utility connections). This imaginary line is commonly referred to as the "5-foot line." A facility will have an RPUIID received from the RPUIR and is entered into a Service RPI system as a unique real property record.

FBGB. An authoritative governance body supporting the ASD(EI&E) in carrying out the functional responsibilities and authorities assigned to the Department in accordance with Title 10, United States Code (Reference (t)), and documented in both the Defense Installations Strategic Plan and the I&E Functional Business Strategy. This includes supporting roles and responsibilities of the USD(AT&L) at the Defense Business Council and Investment Review Board under the investment management processes established by the Deputy Chief Management Officer in accordance with section 2222 of Reference (t).

forecast. A prediction of future real property assets, including acquisitions, transfers, and disposals, to support the DoD mission.

FSM. A model used to determine funding levels for sustainment and restoration and modernization. Projects annual facility sustainment costs for the DoD facilities inventory.

FYDP. Program and financial plan for the DoD, as approved by the Secretary of Defense. The FYDP arrays cost data, manpower, and force structure over a 6-year period (force structure for an additional 3 years), portraying this data by major force program for DoD internal review for the program and budget review submission. It is also provided to the Congress in conjunction with the President's budget.

geospatial feature. An abstraction of a real-world phenomenon that physically places the phenomenon, via an implicit or explicit reference, to a specific location relative to the Earth. This information must be accompanied by the applicable coordinate reference system, as defined in the geospatial standards maintained by the International Organization for Standardization. Real property geospatial features are typically expressed as a point, line, or polygon. Commonly known as geographic information system data.

geospatial location. An expression (see geospatial feature) of where a real-world phenomenon exists, relative to the Earth. All real property assets have a geospatial location; data which represent real-world phenomena are not complete without a correct expression of geospatial location.

historic status. The status of a facility with respect to the National Register of Historic Places.

IBE. Synonymous with RPIE.

installation. A base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the Department of Defense, including any leased facility, which is located within any of the States, the District of Columbia, the Commonwealth of Puerto Rico, American Samoa, the Virgin Islands, the Commonwealth of the Northern Mariana Islands, or Guam. Such term does not include any facility used primarily for civil works, rivers and harbors projects, or flood control projects. In the case of an activity in a foreign country, an installation is any property under the operational control of the Secretary of a MILDEP or the Secretary of Defense, without regard to the duration of operational control. For real property accountability, an installation must consist of one or more real property sites.



interest. The type and extent of ownership of property or for the use of property, including an easement to pass over an adjacent parcel, mineral rights, outright title, or a possibility of acquiring title should a specified event occur. DoD real property interest types are defined in the RPIM.

internal control

An integral component of an organization's management that provides reasonable assurance that the following objectives are being achieved:

- Effectiveness and efficiency of operations.
- Reliability of financial reporting.
- Compliance with applicable laws and regulations.

Synonymous with management control, helps government program managers achieve desired results through effective stewardship of public resources.

International Organization for Standardization. Defined in Joint Publication 4-09 (Reference (u)).

land. A portion of the Earth's surface distinguishable by boundaries. Land must be accountable by parcel starting when the parcel was transferred into a MILDEPs' or the WHS' custody and control.

land parcel. A real property asset identified as a specific area of land having a unique acquisition document and a legal description of its boundaries and whose perimeter is delineated by a cadastral survey, as recorded in the land records of the government entity having appropriate jurisdiction.

linear structure. A facility whose function requires that it traverse land (e.g., runway, road, rail line, pipeline, fence, pavement, electrical distribution line) or is otherwise managed or reported by a linear UM at the CATCODE level.

predominant current use. The primary use of a real property asset based on the largest quantity of usage for an activity or function as described by the appropriate FAC or CATCODE.

real property. Land and improvements to land (e.g., buildings, structures, and linear structures (see facility)).

RPAO. An individual (government employee) who, based on his or her training, knowledge, and experience in real property management, accountability, and control procedures, is appointed by proper authority to be responsible for the establishment of records and maintenance of physical accountability for the real property charged to the accountable area or installation.

RPCS. A hierarchical scheme of real property types and functions that serves as the framework for identifying, categorizing, and analyzing the DoD's inventory of land and facilities around the world (see Reference (s) for more information). An updated table of FAC and CATCODES is published at least annually.

RPI. A detailed record (listing, system) of real property lands, buildings, structures, and linear structures.

RPIE. An item of equipment that is affixed and built into a facility as an integral part of that facility. To qualify as RPIE, the equipment must be necessary to make the facility complete, and if removed, would destroy or severely reduce the designed usefulness and operation of the facility. RPIE costs are included as a funded initial construction or renovation cost. RPIE may be accounted for as a real property equipment asset record, but not as a separate facility record in the real property inventory. RPIE includes such items as control systems, heating, cooling, electrical, emergency lighting, etc., and is synonymous with IBE.

RPUID. A non-intelligent code used to permanently and uniquely identify a DoD real property asset.

RPSUID. A non-intelligent code used to permanently and uniquely identify a DoD real property site.

site. Physical (geographic) location that is, or was owned by, leased to, or otherwise possessed by a DoD Component on behalf of the United States. Each site (except for leased) is assigned to a single installation. A site may exist in one of three forms:

Land only, where there are no facilities present and where the land consists of either a single land parcel or two or more contiguous land parcels.

Facility or facilities only, where the underlying land is neither owned nor controlled by the government. A stand-alone facility can be a site. If a facility is not a stand-alone facility, it must be assigned to a site.

Land, and all the facilities thereon, where the land consists of either a single land parcel or two or more contiguous land parcels.

structure. A facility, other than a building or linear structure, that is constructed on or in the land.