

**From:** Anita Jones

**Sent:** Tuesday, May 22, 2012 12:56 PM

**To:** FASAB

**Cc:** Jeanne Conklin; Cheryl Varkalis; Christopher Osborne; Sherri Anthony; Tai-Fang Westermann

**Subject:** Comments to FASAB Exposure Draft - Accounting for Impairment of GPP&E Remaining in Use

Attached is EPAs response to FASAB Exposure Draft: *Accounting for Impairment of GPP&E Remaining in Use*. Please let us know if you have any questions.

*(See attached file: EPAs comments to FASAB\_ Accounting for Impairment of G-PP&E.docx)*

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## Accounting for Impairment of General Property, Plant, and Equipment Remaining in Use - Exposure Draft

Comments Requested by May 28, 2012

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**Name of Respondent: Anita Jones**

**Organization Represented: EPA**

Q1. The Board proposes to establish a requirement to recognize impairment losses when there is a significant and permanent decline, whether gradual or sudden, in the service utility of G-PP&E. Refer to paragraphs 8 and 10 of the proposed standards and paragraphs A3 through A5 in Appendix A - Basis for Conclusions for a discussion and related explanation.

Do you agree or disagree with the Board's proposal to recognize impairment losses when there is a significant and permanent decline, whether gradual or sudden, in the service utility of G-PP&E? Please provide the rationale for your answer.

Agreed - The Board's proposal to recognize impairment losses when there is a significant and permanent decline, whether gradual or sudden, in the service utility of G-PP&E.

The Statement of Federal Financial Accounting Standards (SFFAS) No. 6, "Accounting for Property, Plant, and Equipment," does not cover accounting for an impairment loss, which is required by GAAP.

Q2. The Board proposes that this Statement should not require entities to review their G-PP&E portfolios solely for potential impairments. Entities are not expected to alter existing assessment methods as a direct consequence of the proposed standards. Refer to paragraphs 7, 13, and 14 of the proposed standards and paragraphs A3b, and A4 through A9 in Appendix A - Basis for Conclusions for a discussion and related explanation.

Do you agree or disagree with the Board's proposal that this Statement should not require entities to review their G-PP&E portfolios solely for potential impairments? Please provide the rationale for your answer.

EPA agrees with the Board's proposal that this Statement should not require entities to review their G-PP&E portfolios solely for potential impairments.

EPA is following SFFAS No. 6, therefore there is no need to alter the existing assessment method for G-PP&E portfolios.

Q3. The Board has identified the following as indicators of G-PP&E impairments: evidence of physical damage, enactment or approval of laws or regulations which limit or restrict G-PP&E usage, changes in environmental or economic factors, technological changes or evidence of obsolescence, changes in the manner or duration of use of G-PP&E, and construction stoppage or contract termination, and G-PP&E scheduled or awaiting disposal (i.e., idled or unserviceable), retirement, or removal for excessively long periods. Refer to paragraph 12 of the proposed standards and paragraphs A4 through A9 and A11 through A16 in Appendix A - Basis for Conclusions for a discussion and related explanation.

Do you agree or disagree with each of the indicators of G-PP&E impairment? Please provide the rationale for your answer.

EPA does not agree with indicator "G". The statement should be modified to read: "the G-PP&E is expected to be disposed of ahead of its previously estimated useful life".

G-PP&E scheduled or awaiting disposal (i.e., idled or unserviceable), retirement, or removal for excessively long periods should follow the Statement of Federal Financial Accounting Standards (SFFAS) No. 6.

Q4. The Board believes that impairment losses should be estimated using a measurement method that reasonably reflects the diminished or lost service utility of the G-PP&E. The Board has identified the following methods for use in the federal environment to measure diminished service utility: replacement approach; restoration approach; service units approach; deflated depreciated current cost approach; cash flow approach; and for construction stoppages/contract terminations the lower of (1) net book value or (2) the higher of its net realizable value or value-in-use estimate approach. Refer to paragraph 17 of the proposed standards and paragraphs A11 through A19 in Appendix A - Basis for Conclusions for a discussion and related explanation.

Do you agree or disagree that the measurement method selected should reasonably reflect the diminished service utility of the G-PP&E? Do you agree or disagree with the use of the measurement methods identified? Please provide the rationale for your answer.

EPA agrees with the Board's proposal that the measurement method selected should reasonably reflect the diminished service utility of the G-PP&E.

General PP&E is used to provide services or to support the mission of the agency. Mission property, plant, and equipment can be characterized differently according to the agency defining it, and as a result, one method may not be appropriate for measuring all impairments for all federal agencies.

Q5. The Board believes that the benefits of implementing this Statement outweigh its administrative costs of implementation. Benefits include: specific impairment guidance for federal G-PP&E, eliminating the need to rely on other accounting literature to determine appropriate treatment, reporting impairments when they occur rather than through depreciation expense or disposal, providing management with information useful for decisions regarding G-PP&E investments, discerning the cost of impairments and impact on the entity and the cost of services provided following the impairment, and lastly, enhancing comparability between entities. Refer to paragraph A21 in Appendix A - Basis for Conclusions for a discussion and related explanation.

a. Are there other costs or benefits in addition to those identified by the Board that should be considered in determining whether benefits outweigh costs? Please provide the rationale for your answer.

None

b. Are there G-PP&E categories, classes, or base units to which provisions of this proposed Statement should not apply? Please provide the rationale for your answer.

None

c. Do you agree or disagree that the benefits of implementing this Statement outweigh its costs? Please provide the rationale for your answer.

EPA agrees that the benefits of implementing this statement outweigh its costs. Implementing the impairment loss standard will provide standardized guidance to agencies in recognizing and reporting impairment losses.

**Additional comments are:**

Page 12- change "G-PP&E scheduled or awaiting disposal (i.e., idled or unserviceable), retirement, or removal for excessively long periods" to " The G-PP&E is now expected to be disposed of ahead its previously estimated useful life".

Page 19- Please note: the Statement of Financial Accounting Standard (SFAS 144) is same as FASB statement No.144 - *Accounting for the Impairment or Disposal of Long-Lived Asset*. This information should be added to make the citation more accurate.