



BIPARTISAN AMERICAN AFFORDABILITY AND JOBS ACT (S. 5653)

DATE INTRODUCED:

09/30/2026

WHAT:

S.5653, the [Bipartisan American Affordability and Jobs Act](#) is a comprehensive permitting bill that will change how America approves energy and infrastructure projects. It puts firm deadlines on federal reviews, stops years of lawsuits from killing projects that are already approved, speeds up the power lines the grid needs and guarantees that a permit holds once it's granted.

Building on House-passed bills including the SPEED Act and PERMIT Act, this bill provides meaningful reforms to the National Environmental Policy Act (NEPA), the Clean Water Act, Endangered Species Act and the National Historic Preservation Act that will reduce permitting timelines while upholding standards of environmental review.

The bill:

- **Sets clear, enforceable timelines** for federal reviews under NEPA, creating a more navigable path from application to approval.
- **Reforms judicial review** consistent with the Supreme Court's *Seven County* decision, so permitted projects are not revoked by litigation or political pressure years later.
- **Modernizes the grid** with new interregional transmission planning, updated backstop siting authority, enhanced State oversight, codified ratepayer protections, faster deployment of advanced grid technologies and modernized interconnection.
- **Makes targeted reforms** to the Clean Water Act, Endangered Species Act and National Historic Preservation Act, giving reviews a defined scope and deadline while maintaining environmental protections.
- **Delivers project certainty**, ensuring permits are durable and allows developers to move forward with major projects without fear of retroactive vetoes or political hurdles.

WHY IT MATTERS:

This bipartisan permitting bill is a comprehensive set of reforms that will let America build the infrastructure necessary to meet rising energy demands. For decades, an outdated and cumbersome environmental review process has delayed critical energy infrastructure. The reforms to procedural environmental review statutes like NEPA, coupled with litigation review and an end to politically motivated project delays, will give developers the confidence to make major infrastructure investments. The bill addresses transmission needs to strengthen the electric

grid to meet the needs of consumers while protecting ratepayers from costs related to data center infrastructure and streamline energy permitting on federal lands for critical minerals, geothermal and transmission infrastructure.

WHAT'S NEXT:

The Senate is expected to vote on the Bipartisan American Affordability and Jobs Act when it returns from its October state work period. Passing the bill during the lame-duck session will be a major end-of-Congress victory for House and Senate negotiators who have spent years working on a final product capable of earning broad bipartisan support.

ORIGINAL SPONSORS:

Sens. Shelley Moore Capito (R-WV), Mike Lee (R-UT), Sheldon Whitehouse (D-RI) and Martin Heinrich (D-NM)

COSPONSORS:

SUPPORT:

ClearPath Action

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