#### 105TH CONGRESS 1ST SESSION

# H. R. 201

To amend the Internal Revenue Code of 1986 to provide tax incentives for the economic recovery of areas affected by the loss of employment in the financial institution and real estate sectors.

## IN THE HOUSE OF REPRESENTATIVES

January 7, 1997

Mrs. Kennelly of Connecticut introduced the following bill; which was referred to the Committee on Ways and Means

## A BILL

To amend the Internal Revenue Code of 1986 to provide tax incentives for the economic recovery of areas affected by the loss of employment in the financial institution and real estate sectors.

- 1 Be it enacted by the Senate and House of Representa-
- 2 tives of the United States of America in Congress assembled,
- 3 SECTION 1. SHORT TITLE.
- 4 This Act may be cited as the "Financial Institution
- 5 and Real Estate (FIRE) Relief Act of 1997".

#### 1 SEC. 2. DESIGNATION AND TREATMENT OF ECONOMIC RE-

- 2 COVERY AREAS.
- 3 (a) In General.—Chapter 1 of the Internal Reve-
- 4 nue Code of 1986 is amended by adding at the end the
- 5 following new subchapter:

## 6 "Subchapter W—Designation and

## 7 Treatment of Economic Recov-

## 8 ery Areas

### 9 **"PART I—DESIGNATION**

"Sec. 1399A. Designation procedure.

#### 10 "SEC. 1399A. DESIGNATION PROCEDURE.

- 11 "(a) In General.—From among the areas nomi-
- 12 nated for designation under this section, the Secretary
- 13 may designate 3 nominated areas as economic recovery
- 14 areas.
- 15 "(b) Period Designations May Be Made.—A des-
- 16 ignation may be made under this section only during the
- 17 1-year period beginning on the date of the enactment of
- 18 this subchapter.
- 19 "(c) Period for Which Designation Is In Ef-
- 20 FECT.—

<sup>&</sup>quot;Part I. Designation.

<sup>&</sup>quot;Part II. Incentives.

<sup>&</sup>quot;Sec. 1399B. Eligibility criteria; definitions and special rules.

1	"(1) IN GENERAL.—Any designation under this
2	section shall remain in effect during the period be-
3	ginning on the date of the designation and ending
4	on the earliest of—
5	"(A) the close of the 10th calendar year
6	beginning on or after such date of designation,
7	"(B) the termination date designated by
8	the State and local governments as provided for
9	in their nomination, or
10	"(C) the date the Secretary revokes the
11	designation.
12	"(2) Revocation of Designation.—The Sec-
13	retary may revoke the designation under this section
14	of an area under rules similar to the rules of section
15	1391(d)(2).
16	"(d) Other Rules To Apply.—Rules similar to the
17	rules of subsections (e) and (f) of section 1391 shall apply
18	for purposes of the designation under this section.
19	"SEC. 1399B. ELIGIBILITY CRITERIA; DEFINITIONS AND
20	SPECIAL RULES.
21	"(a) In General.—A nominated area shall be eligi-
22	ble for designation under section 1399A only if it meets
23	the following criteria:
24	"(1) Enterprise zone criteria.—The nomi-
25	nated area is an urban area which meets the criteria

1	under	section	1392	for	urban	areas	(determined
2	withou	t regard	to sect	tion	1392(a)	(3)(D)	thereof).

- "(2) Employment losses in financial institution and real estate sectors.—With respect to the nominated area—
  - "(A) at least 12 percent of the wages attributable to private, nonagricultural employment in the area during 1989, and subject to tax under section 3301 during such year, were in the financial institution and real estate sectors, and
  - "(B) the employment in such area in such sectors for the calendar year preceding the calendar year in which such area is nominated for designation is 10 percent (or, if lesser, 5,000 full-time equivalent jobs) less than such employment during 1989.

The requirement of subparagraph (B) shall not be met if substantially all of such decline in employment is attributable to 1 employer. Data for the labor market area which includes the nominated area may be used for purposes of this paragraph if data is not separately available for the nominated area.

1	"(b) Definitions.—For purposes of this sub-
2	chapter—
3	"(1) Economic recovery area.—The term
4	'economic recovery area' means an area designated
5	as such under section 1399A.
6	"(2) Financial institution.—The term 'fi-
7	nancial institution' includes any bank, any insurance
8	company, and any trade or business of performing
9	brokerage services.
10	"(3) Urban area.—The term 'urban area'
11	means an area which is not a rural area (as defined
12	in section $1393(a)(2)$ ).
13	"(4) Other definitions and special
14	RULES.—Rules similar to the rules of paragraphs
15	(4) through (9) of section 1393(a) shall apply for
16	purposes of this subchapter.
17	"PART II—INCENTIVES
	"Sec. 1399D. Economic recovery area employment credit.  "Sec. 1399E. Reduction in capital gains tax on equity investments in area businesses.  "Sec. 1399F. Other incentives.
18	"SEC. 1399D. ECONOMIC RECOVERY AREA EMPLOYMENT
19	CREDIT.
20	"(a) Amount of Credit.—For purposes of section
21	38, the amount of the economic recovery area employment
22	credit determined under this section with respect to any

employer for any taxable year is 20 percent of the qualified area wages paid or incurred during the calendar year which ends with or within such taxable year. "(b) QUALIFIED AREA WAGES.— 4 5 "(1) In general.—For purposes of this sec-6 tion, the term 'qualified area wages' means any 7 wages paid or incurred by an employer for services 8 performed by an employee while such employee is a 9 qualified area employee. 10 "(2) Only first \$15,000 of wages per year 11 TAKEN INTO ACCOUNT.—With respect to each quali-12 fied area employee, the amount of qualified area 13 wages which may be taken into account for a cal-14 endar vear shall not exceed \$15,000. 15 "(3) Coordination with targeted 16 CREDIT AND EMPOWERMENT ZONE EMPLOYMENT 17 CREDIT.— 18 "(A) IN GENERAL.—The term 'qualified 19 area wages' shall not include wages taken into 20 account in determining the credit under section 21 51 or 1396. 22 "(B) Coordination with Paragraph 23 (2).—The \$15,000 amount in paragraph (2)24 shall be reduced for any calendar year by the

amount of wages paid or incurred during such

1	year which are taken into account in determin-
2	ing the credit under section 51 or 1396.
3	"(c) Qualified Area Employee.—For purposes of
4	this section—
5	"(1) In general.—Except as otherwise pro-
6	vided in this subsection, the term 'qualified area em-
7	ployee' means, with respect to any period, any em-
8	ployee of an employer if—
9	"(A) substantially all of the services per-
10	formed during such period by such employee for
11	such employer are performed within an eco-
12	nomic recovery area in a trade or business of
13	the employer, and
14	"(B) the prior employment of such em-
15	ployee was by an employer in such area from
16	which—
17	"(i) such employee was involuntarily
18	separated from service (other than in a
19	separation determined under the applicable
20	State unemployment compensation law to
21	be due to the misconduct of such em-
22	ployee), or
23	"(ii) such employee retired.
24	"(2) Certain individuals not eligible.—
25	Rules similar to the rules of paragraphs (2) and (3)

1	of section 1396(d) shall apply for purposes of para-
2	graph (1).
3	"(d) Other Definitions and Special Rules.—
4	For purposes of this section—
5	"(1) Wages.—The term 'wages' has the same
6	meaning as when used in section 51.
7	"(2) Controlled Groups.—All employers
8	treated as a single employer under subsection (a) or
9	(b) of section 52 shall be treated as a single em-
10	ployer for purposes of this section, and the credit (if
11	any) determined under this section with respect to
12	each such employer shall be its proportionate share
13	of the wages giving rise to such credit.
14	"(3) CERTAIN OTHER RULES MADE APPLICA-
15	BLE.—For purposes of this section, rules similar to
16	the rules of section 51(k) and subsections (c), (d),
17	and (e) of section 52 shall apply.
18	"SEC. 1399E. REDUCTION IN CAPITAL GAINS TAX ON EQ-
19	UITY INVESTMENTS IN AREA BUSINESSES.
20	"(a) Taxpayers Other Than Corporations.—
	"For 10 percent maximum rate of tax on qualified area investments, see section 1(h).
21	"(b) Corporations.—
	"For 17 percent maximum rate of tax on qualified area investments, see section 1201.
22	"(c) Qualified Area Investments.—For purposes
23	of sections 1 and 1201—

1	"(1) IN GENERAL.—The term 'qualified area
2	investment' means—
3	"(A) any qualified area stock,
4	"(B) any qualified area business property,
5	and
6	"(C) any qualified area partnership inter-
7	est,
8	held for more than 5 years as of the date of the sale
9	or exchange to which section 1 or 1201 applies.
10	"(2) Qualified area stock.—
11	"(A) In general.—Except as provided in
12	subparagraph (B), the term 'qualified area
13	stock' means any stock in a domestic corpora-
14	tion if—
15	"(i) such stock is acquired by the tax-
16	payer on original issue from the corpora-
17	tion solely in exchange for cash,
18	"(ii) as of the time such stock was is-
19	sued, such corporation was a qualified area
20	business (or, in the case of a new corpora-
21	tion, such corporation was being organized
22	for purposes of being a qualified area busi-
23	ness), and
24	"(iii) during substantially all of the
25	taxpaver's holding period for such stock,

1	such corporation qualified as a qualified
2	area business.
3	"(B) Redemptions.—The term 'qualified
4	area stock' shall not include any stock acquired
5	from a corporation which made a substantial
6	stock redemption or distribution (without a
7	bona fide business purpose therefor) in an at-
8	tempt to avoid the purposes of this section.
9	"(3) Qualified area business property.—
10	"(A) IN GENERAL.—The term 'qualified
11	area business property' means tangible property
12	if—
13	"(i) such property was acquired by
14	the taxpayer by purchase (as defined in
15	section 179(d)(2)) after the date on which
16	the designation of the economic recovery
17	area took effect,
18	"(ii) the original use of such property
19	in such an area commences with the tax-
20	payer, and
21	"(iii) during substantially all of the
22	taxpayer's holding period for such prop-
23	erty, substantially all of the use of such
24	property was in an economic recovery area

1	and in a qualified area business of the tax-
2	payer.
3	"(B) Special rule for substantial im-
4	PROVEMENTS.—The requirements of clauses (i)
5	and (ii) of subparagraph (A) shall be treated as
6	satisfied with respect to—
7	"(i) property which is substantially
8	improved by the taxpayer, and
9	"(ii) any land on which such property
10	is located.
11	For purposes of the preceding sentence, prop-
12	erty shall be treated as substantially improved
13	by the taxpayer if, during any 24-month period
14	beginning after the date on which the designa-
15	tion of the economic recovery area took effect,
16	additions to basis with respect to such property
17	in the hands of the taxpayer exceed the greater
18	of (i) an amount equal to the adjusted basis at
19	the beginning of such 24-month period in the
20	hands of the taxpayer, or (ii) \$5,000.
21	"(C) LIMITATION ON LAND.—The term
22	'qualified area business property' shall not in-
23	clude land which is not an integral part of a
24	qualified area business.

1	"(4) Qualified area partnership inter-
2	EST.—The term 'qualified area partnership interest'
3	means any interest in a partnership if—
4	"(A) such interest is acquired by the tax-
5	payer from the partnership solely in exchange
6	for cash,
7	"(B) as of the time such interest was ac-
8	quired, such partnership was a qualified area
9	business (or, in the case of a new partnership,
10	such partnership was being organized for pur-
11	poses of being a qualified area business), and
12	"(C) during substantially all of the tax-
13	payer's holding period for such interest, such
14	partnership qualified as a qualified area busi-
15	ness.
16	A rule similar to the rule of paragraph (2)(B) shall
17	apply for purposes of this paragraph.
18	"(5) Treatment of subsequent pur-
19	CHASERS.—The term 'qualified area investment' in-
20	cludes any property which would be a qualified area
21	investment but for paragraph (2)(A)(i), (3)(A)(ii), or
22	(4)(A) in the hands of the taxpayer if such property
23	was a qualified area investment in the hands of any
24	prior holder.

1 "(6) 10-YEAR SAFE HARBOR.—If any property 2 ceases to be a qualified area investment by reason 3 of paragraph (2)(A)(iii), (3)(A)(iii), or (4)(C) after the 10-year period beginning on the date the tax-5 payer acquired such property, such property shall 6 continue to be treated as meeting the requirements 7 of such paragraph; except that the amount of gain 8 to which subsections (a) and (b) apply on any sale 9 or exchange of such property shall not exceed the 10 amount which would be long-term capital gain had 11 such property been sold on the date of such ces-12 sation.

- "(7) TREATMENT OF AREA TERMINATIONS.—
  The termination of any designation of an area as an economic recovery area shall be disregarded for purposes of determining whether any property is a qualified area investment.
- 18 "(d) OTHER DEFINITIONS AND SPECIAL RULES.—19 For purposes of this section—
- "(1) QUALIFIED AREA BUSINESS.—The term qualified area business' means any business which would be an enterprise zone business as defined in section 1397B if 'economic recovery area' were substituted for 'empowerment zone' each place it appears.

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- "(2) QUALIFIED BUSINESS.—The term 'qualified business' has the meaning given such term by section 1397B(d), determined by substituting 'economic recovery area' for 'empowerment zone' each place it appears.
  - "(3) GAIN ATTRIBUTABLE TO PERIODS AFTER
    TERMINATION OF AREA DESIGNATION NOT QUALIFIED.—The amount of gain to which subsections (a)
    and (b) apply on any sale or exchange of property
    shall not include any gain attributable to periods
    after the termination of any designation of an area
    as an economic recovery area.

## "(e) Treatment of Pass-Thru Entities.—

"(1) Sales and exchanges.—Gain on the sale or exchange of an interest in a pass-thru entity held by the taxpayer (other than an interest in an entity which was a qualified area business during substantially all of the period the taxpayer held such interest) for more than 5 years shall be treated as gain on a qualified area investment to the extent such gain is attributable to amounts which would be long-term capital gain on qualified area investments (determined as if such investments had been sold on the date of the sale or exchange) held by such entity for more than 5 years and throughout the period the

1 taxpayer held such interest. A rule similar to the 2 rule of paragraph (2)(C) shall apply for purposes of 3 the preceding sentence. "(2) Income inclusions.— 4 "(A) IN GENERAL.—Any amount included 6 in income by reason of holding an interest in a 7 pass-thru entity (other than an entity which 8 was a qualified area business during substan-9 tially all of the period the taxpayer held the in-10 terest to which such inclusion relates) shall be 11 treated as gain on a qualified area investment 12 if such amount meets the requirements of sub-13 paragraph (B). 14 "(B) REQUIREMENTS.—An amount meets 15 the requirements of this subparagraph if— "(i) such amount is attributable to 16 17 long-term capital gain recognized on the 18 sale or exchange by the pass-thru entity of 19 property which is a qualified area invest-20 ment asset in the hands of such entity and 21 which was held by such entity for more 22 than 5 years, and "(ii) such amount is includible in the 23 24 gross income of the taxpayer by reason of 25 the holding of an interest in such entity

1 which was held by the taxpayer on the date 2 on which such pass-thru entity acquired such asset and at all times thereafter be-3 fore the disposition of such asset by such pass-thru entity. "(C) Limitation based on interest 6 7 ORIGINALLY HELD BY TAXPAYER.—Subpara-8 graph (A) shall not apply to any amount to the 9 extent such amount exceeds the amount to 10 which subparagraph (A) would have applied if 11 such amount were determined by reference to 12 the interest the taxpayer held in the pass-thru 13 entity on the date the qualified area asset was 14 acquired. 15 "(3) Pass-thru entity.—For purposes of this subsection, the term 'pass-thru entity' means— 16 17 "(A) any partnership, 18 "(B) any S corporation, "(C) any regulated investment company, 19 20 and "(D) any common trust fund. 21 22 "(f) Sales and Exchanges of Interests in Partnerships and S Corporations Which Are QUALIFIED AREA BUSINESSES.—In the case of the sale or exchange of an interest in a partnership, or of stock

1	in an S corporation, which was a qualified area business
2	during substantially all of the period the taxpayer held
3	such interest or stock, the amount of long-term capital
4	gain shall be determined without regard to—
5	"(1) any intangible, and any land, which is not
6	an integral part of any qualified business, and
7	"(2) gain attributable to periods before the des-
8	ignation of an area as an economic recovery area.
9	"(g) Certain Tax-Free and Other Trans-
10	FERS.—For purposes of this section—
11	"(1) IN GENERAL.—In the case of a transfer of
12	a qualified area investment to which this subsection
13	applies, the transferee shall be treated as—
14	"(A) having acquired such investment in
15	the same manner as the transferor, and
16	"(B) having held such investment during
17	any continuous period immediately preceding
18	the transfer during which it was held (or treat-
19	ed as held under this subsection) by the trans-
20	feror.
21	"(2) Transfers to which subsection ap-
22	PLIES.—This subsection shall apply to any trans-
23	fer—
24	"(A) by gift,
25	"(B) at death, or

1	"(C) from a partnership to a partner
2	thereof of a qualified area investment with re-
3	spect to which the requirements of subsection
4	(e)(2) are met at the time of the transfer (with-
5	out regard to the 5-year holding requirement).
6	"(3) Certain rules made applicable.—
7	Rules similar to the rules of section 1244(d)(2) shall
8	apply for purposes of this section.
9	"SEC. 1399F. OTHER INCENTIVES.
10	"(a) Expensing of Equipment and Leasehold
11	Improvements.—
12	"(1) In general.—In the case of a qualified
13	area business (as defined in section 1399E(d)), for
14	purposes of section 179—
15	"(A) the limitations of paragraphs (1) and
16	(2) of section 179(b) shall not apply to section
17	179 property which is qualified area property
18	placed in service during the taxable year, and
19	"(B) leasehold improvements placed in
20	service by the lessor in an economic recovery
21	area shall be treated as section 179 property
22	for purposes of subparagraph (A) and section
23	179.
24	"(2) Recapture.—Rules similar to the rules
25	under section 179(d)(10) shall apply with respect to

- 1 any qualified area property which ceases to be used
- 2 in an economic recovery area by a qualified area
- 3 business.
- 4 "(3) Qualified area property.—For pur-
- 5 poses of this subsection, the term 'qualified area
- 6 property' means any property which would be quali-
- 7 fied zone property as defined in section 1397C, if
- 8 'economic recovery area' were substituted for
- 9 'empowerment zone' each place it appears.
- 10 "(b) Passive Loss Rules Not To Apply to Reha-
- 11 BILITATION OF HISTORIC STRUCTURES.—Section 469
- 12 shall not apply to so much of the rehabilitation credit de-
- 13 termined under section 47 as is attributable to certified
- 14 historic structures (as defined in section 47(c)(3)) located
- 15 in an economic recovery area.
- 16 "(c) Double Deduction for Security De-
- 17 VICES.—The amount of any deduction otherwise allowable
- 18 under section 162 for any security expenses shall be in-
- 19 creased by 100 percent of such amount."
- 20 (b) REDUCTION IN CAPITAL GAINS RATES.—
- 21 (1) Taxpayers other than corpora-
- TIONS.—Subsection (h) of section 1 of such Code
- (relating to maximum capital gains rate) is amended
- 24 to read as follows:
- 25 "(h) Maximum Capital Gains Rate.—

1	"(1) IN GENERAL.—If a taxpayer has a net
2	capital gain for any taxable year, then the tax im-
3	posed by this section shall not exceed the sum of—
4	"(A) a tax computed at the rates and in
5	the same manner as if this subsection had not
6	been enacted on the greater of—
7	"(i) taxable income reduced by the
8	amount of the net capital gain, or
9	"(ii) the amount of taxable income
10	taxed at a rate below 10 percent, plus
11	"(B) a tax of 10 percent on the lesser of—
12	"(i) the net capital gain determined
13	by only taking into account gain and loss
14	attributable to qualified area investments
15	(as defined in section 1399E(c)), or
16	"(ii) the amount of taxable income in
17	excess of the amount on which tax is deter-
18	mined under subparagraph (A), plus
19	"(C) a tax of 28 percent of taxable income
20	in excess of the sum of the amounts on which
21	tax was determined under subparagraphs (A)
22	and (B).
23	"(2) Coordination with investment in-
24	COME ELECTION.—For purposes of paragraph (1),

1	the net capital gain for any taxable year shall be re-
2	duced (but not below zero) by the amount which the
3	taxpayer elects to take into account as investment
4	income for the taxable year under section
5	163(d)(4)(B)(iii)."
6	(2) Corporations.—Paragraph (2) of section
7	1201(a) of such Code is amended to read as follows:
8	"(2)(A) a tax of 17 percent of the lesser of—
9	"(i) the net capital gain determined by
10	only taking into account gain and loss attrib-
11	utable to qualified area investments (as defined
12	in section 1399E(c)), or
13	"(ii) the net capital gain, plus
14	"(B) a tax of 35 percent of the net capital gain
15	in excess of the amount on which tax was deter-
16	mined under subparagraph (A)."
17	(c) Technical Amendments.—
18	(1) Employment Credit Part of General
19	Business Credit.—
20	(A) Subsection (b) of section 38 of such
21	Code (relating to current year business credit)
22	is amended by striking "plus" at the end of
23	paragraph (11), by striking the period at the
24	end of paragraph (12) and inserting ", plus",

1	and by adding at the end the following new
2	paragraph:
3	"(13) the economic recovery area employment
4	credit determined under section 1399D(a)."
5	(B) Subsection (d) of section 39 of such
6	Code is amended by adding at the end the fol-
7	lowing new paragraph:
8	"(8) Economic recovery area employment
9	CREDIT.—No portion of the unused business credit
10	which is attributable to the credit determined under
11	section 1399D (relating to economic recovery area
12	employment credit) may be carried to any taxable
13	year ending before January 1, 1997."
14	(2) Denial of Deduction for Portion of
15	WAGES EQUAL TO ECONOMIC RECOVERY AREA EM-
16	PLOYMENT CREDIT.—
17	(A) Subsection (a) of section 280C of such
18	Code (relating to rule for targeted jobs credit)
19	is amended by striking "and 1396(a)" and in-
20	serting ", 1396(a), and 1399D(a)".
21	(B) Subsection (c) of section 196 of such
22	Code (relating to deduction for certain unused
23	business credits) is amended by striking "and"
24	at the end of paragraph (6), by striking the pe-
25	riod at the end of paragraph (7) and inserting

1	", and", and by adding at the end the following
2	new paragraph:
3	"(8) the economic recovery area employment
4	credit determined under section 1399D(a)."
5	(3) Carryovers.—Subsection (c) of section
6	381 of such Code (relating to carryovers in certain
7	corporate acquisitions) is amended by adding at the
8	end the following new paragraph:
9	"(27) Economic recovery area provi-

- "(27) Economic recovery area provisions.—The acquiring corporation shall take into account (to the extent proper to carry out the purposes of this section and subchapter W, and under such regulations as may be prescribed by the Secretary) the items required to be taken into account for purposes of subchapter W in respect of the distributor or transferor corporation."
- (4) The table of subchapters for chapter 1 of such Code is amended by inserting after the item relating to subchapter V the following new item:

"Subchapter W. Designation and treatment of economic recovery areas."

(d) Effective Date.—The amendments made bythis section shall take effect on the date of the enactmentof this Act.