

MEMORANDUM

Urban Redevelopment Act Guidance

This policy remains effective until it is amended, superseded, or rescinded.

SUBJECT: Date of Investment

This guidance document is advisory in nature but is binding on the Department of Economic Development (DED) until amended. A guidance document does not include internal procedural documents that only affect the internal operations of DED and does not impose additional requirements or penalties on regulated parties or include confidential information or rules and regulations made in accordance with the Administrative Procedure Act. If you believe that this guidance document imposes additional requirements or penalties on regulated parties, you may request a review of the document.

ISSUE:

- I. What date will qualified property be considered investment for the purpose of the Urban Redevelopment Act?

ANALYSIS:

- I. Neb. Rev. Stat. § 77-6908 provides, in part:

Investment means the value of qualified property incorporated into or used at the qualified location.
- II. Neb. Rev. Stat. § 77-6913 provides, in part:

Qualified property means any tangible property of a type subject to depreciation, amortization, or other recovery under the Internal Revenue Code of 1986, as amended, or the components of such property, that will be located and used at the qualified location.
- III. Section 167(a) of the Internal Revenue Code provides that a reasonable allowance for the exhaustion, wear and tear, and obsolescence of property used in trade or business or of property held by the taxpayer for the production of income shall be allowed as a depreciation deduction. See 26 U.S.C. § 167(a).
- IV. The period for depreciation of an asset shall begin when the asset is placed in service and shall end when the asset is retired from service. 26 C.F.R. § 1.167(a)-10(b).
- V. Property is first placed in service when first placed in a condition or state of readiness and availability for a specifically assigned function, whether in a trade or business, in the production of income, in a tax-exempt activity, or in a personal activity. 26 C.F.R. § 1.167(a)-11(e)(1)(i).

CONCLUSION:

- I. Tangible personal property must be “used at the qualified location” before it will be considered an investment. For tangible personal property owned by the taxpayer, “used at the qualified location” has the same meaning as “placed in service” in section 167 of the Internal Revenue Code for depreciation purposes.
- II. For improvements to real estate, the date of the investment will be the date the qualified property is incorporated into the real estate. The investment in an improvement will have occurred even though the entire improvement is not finished, and may not be ready for use. The amount of the investment will be determined by the amounts capitalized as original cost when the improvement to real property is actually placed in service.
- III. For real property purchased by the taxpayer, the property will be considered investment when control of the property is transferred to the taxpayer.
- IV. For property leased by the taxpayer, the property will be investment when control of the property is transferred to the taxpayer, whether or not lease payments are due for the period during which control is transferred.

END OF GUIDANCE MEMORANDUM