

108TH CONGRESS
2D SESSION

H. R. 5378

To amend the Internal Revenue Code of 1986 to modify the rehabilitation credit and the low-income housing credit.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 17, 2004

Mr. PORTMAN (for himself, Mr. JEFFERSON, Mrs. JOHNSON of Connecticut, Mr. NEAL of Massachusetts, Mr. HOUGHTON, Mr. MCCRERY, Mrs. JONES of Ohio, Mr. ENGLISH, Mr. TURNER of Ohio, and Mr. MILLER of North Carolina) 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 modify the rehabilitation credit and the low-income housing credit.

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 “Community Restora-
5 tion and Revitalization Act of 2004”.

1 **SEC. 2. MODIFICATIONS TO RULES FOR DETERMINING THE**
2 **APPLICABLE PERCENTAGE FOR CERTAIN**
3 **BUILDINGS ELIGIBLE FOR LOW-INCOME**
4 **HOUSING CREDIT.**

5 (a) IN GENERAL.—Subparagraph (B) of section
6 42(b)(2) of the Internal Revenue Code of 1986 (relating
7 to the method of prescribing the applicable percentage) is
8 amended by striking “and” at the end of clause (i), by
9 striking the period at the end of clause (ii) and inserting
10 a comma, and by adding at the end the following new
11 clauses:

12 “(iii) 87.5 percent of the qualified
13 basis of a building described in paragraph
14 (1)(A), if the basis of the building is sub-
15 ject to the basis adjustment for rehabilita-
16 tion credit property required under section
17 50(c), and

18 “(iv) 37.5 percent of the qualified
19 basis of a building described in paragraph
20 (1)(B), if the basis of the building is sub-
21 ject to the basis adjustment for rehabilita-
22 tion credit property required under section
23 50(c).”.

24 (b) EFFECTIVE DATE.—The amendments made by
25 this section shall apply to—

1 (1) housing credit dollar amounts allocated
2 after December 31, 2003, and

3 (2) buildings placed in service after such date
4 to the extent paragraph (1) of section 42(h) of the
5 Internal Revenue Code of 1986 does not apply to
6 any building by reason of paragraph (4) thereof, but
7 only with respect to bonds issued after such date.

8 **SEC. 3. MODIFICATION TO BASIS ADJUSTMENT RULE.**

9 (a) IN GENERAL.—Paragraph (3) of subsection 50(c)
10 of the Internal Revenue Code of 1986 (relating to special
11 rules for determining basis) is amended by striking “en-
12 ergy credit or reforestation credit” and inserting “energy
13 credit, reforestation credit, or rehabilitation credit”.

14 (b) EFFECTIVE DATE.—The amendment made by
15 this section shall apply to taxable years beginning after
16 December 31, 2003.

17 **SEC. 4. INCREASE IN THE REHABILITATION CREDIT FOR**
18 **CERTAIN SMALLER PROJECTS.**

19 (a) IN GENERAL.—Section 47 of the Internal Rev-
20 enue Code of 1986 (relating to rehabilitation credit) is
21 amended by adding at the end the following new sub-
22 section:

23 “(e) SPECIAL RULE REGARDING CERTAIN SMALLER
24 PROJECTS.—

1 “(1) IN GENERAL.—In the case of any qualified
2 rehabilitated building or portion thereof—

3 “(A) which is placed in service after the
4 date of the enactment of this subsection, and

5 “(B) which is a smaller project,
6 subsection (a)(2) shall be applied by substituting ‘40
7 percent’ for ‘20 percent’ with respect to qualified re-
8 habilitation expenditures not over \$1,000,000, and
9 ‘20 percent’ with respect to qualified rehabilitation
10 expenditures of over \$1,000,000.

11 “(2) SMALLER PROJECT DEFINED.—For pur-
12 poses of this section, the term ‘smaller project’
13 means any qualified rehabilitated building or portion
14 thereof as to which—

15 “(A) the qualified rehabilitation expendi-
16 tures reported by the taxpayer for purposes of
17 calculating the credit under this section are not
18 over \$2,000,000, except that for purposes of
19 making this determination, qualified rehabilita-
20 tion expenditures attributable to the provisions
21 of subsection (c)(2)(E) shall be disregarded,
22 and

23 “(B) no credit was allowable under this
24 section during any of the two prior taxable
25 years, provided that this subparagraph shall not

1 (b) EFFECTIVE DATE.—The amendment made by
 2 this section shall apply to property placed in service after
 3 the date of the enactment of this Act.

4 **SEC. 6. DATE BY WHICH BUILDING MUST BE FIRST PLACED**
 5 **IN SERVICE.**

6 (a) IN GENERAL.—Subparagraph (B) of section
 7 47(c)(1) of the Internal Revenue Code of 1986 (relating
 8 to the date by which building must be first placed in serv-
 9 ice) is amended—

10 (1) by striking “BUILDING MUST BE FIRST
 11 PLACED IN SERVICE BEFORE 1936” and inserting
 12 “DATE BY WHICH BUILDING MUST FIRST BE
 13 PLACED IN SERVICE”, and

14 (2) by striking “before 1936” at the end of the
 15 subparagraph and inserting “no less than 50 years
 16 prior to the year in which qualified rehabilitation ex-
 17 penditures are taken into account under subsection
 18 (b)(1)”.

19 (b) EFFECTIVE DATE.—The amendments made by
 20 section shall apply to property placed in service after the
 21 date of the enactment of this Act.

22 **SEC. 7. MODIFICATIONS REGARDING CERTAIN TAX-EXEMPT**
 23 **USE PROPERTY.**

24 (a) IN GENERAL.—Clause (I) of section
 25 47(c)(2)(B)(v) of the Internal Revenue Code of 1986 (re-

1 lating to tax-exempt use property) is amended by striking
 2 the period at the end and inserting “(1)(B)(ii)(IV), except
 3 that for purposes of this clause, ‘50 percent’ shall be sub-
 4 stituted for ‘35 percent’ in applying section
 5 168(h)(1)(B)(iii)”.

6 (b) EFFECTIVE DATE.—The amendments made by
 7 section shall apply to property placed in service after the
 8 date of the enactment of this Act.

9 **SEC. 8. INCREASE IN REHABILITATION CREDIT FOR BUILD-**
 10 **INGS IN HIGH COST AREAS.**

11 (a) IN GENERAL.—Paragraph (2) of subsection 47(c)
 12 of the Internal Revenue Code of 1986 (relating to the defi-
 13 nition of qualified rehabilitation expenditures) is amended
 14 by adding at the end the following new subparagraph:

15 “(E) INCREASE IN CREDIT FOR BUILDINGS
 16 IN HIGH COST AREAS.—

17 “(i) IN GENERAL.—In the case of any
 18 qualified rehabilitated building located in a
 19 qualified census tract or difficult develop-
 20 ment area which is designated for purposes
 21 of this subparagraph, the qualified reha-
 22 bilitation expenditures for purposes of this
 23 section shall be 130 percent of such ex-
 24 penditures determined without regard to
 25 this subparagraph.

1 “(ii) RULES.—For purposes of clause
2 (i), rules similar to the rules of section
3 42(d)(5)(C) (excluding clause (i) thereof)
4 shall be applied.”.

5 (b) EFFECTIVE DATE.—The amendments made by
6 this section shall apply to property placed in service after
7 the date of the enactment of this Act.

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