



Instructions for Form CT-612

Claim for Remediated Brownfield Credit for Real Property Taxes

CT-612-I

Temporary deferral of certain tax credits

For tax years beginning on or after January 1, 2010, and before January 1, 2013, if the total amount of certain credits that you may use to reduce your tax or have refunded to you is greater than \$2 million, the excess over \$2 million must be deferred to, and used or refunded in, tax years beginning on or after January 1, 2013. For more information about the credit deferral, see Form CT-500, *Corporation Tax Credit Deferral*.

If you are subject to the credit deferral, you must complete all credit forms without regard to the deferral. However, the credit amount that is transferred to your tax return to be applied against your tax due or to be refunded to you may be reduced. Follow the instructions for Form CT-500 to determine the amounts to enter on your tax return.

General information

For tax years beginning on or after April 1, 2005, the remediated brownfield credit for real property taxes is available to developers of qualified sites who are taxpayers subject to tax under Tax Law Articles 9 (sections 183, 184, and 185), 9-A, 22, 32, and 33.

Eligibility — To qualify for the credit, you must be a developer. A *developer* is a taxpayer who has

- executed a Brownfield Cleanup Agreement (BCA) under the Environmental Conservation Law (ECL) and has a *Certificate of Completion* (COC) issued by the Commissioner of Environmental Conservation, or
- purchased or otherwise been conveyed all or any portion of a qualified site for which a COC has been issued. The purchase or conveyance must occur within seven years of the effective date of the COC. The taxpayer who is purchasing all or any portion of the qualified site and the taxpayer and any other party who has been issued the COC may not be related persons (as defined in Internal Revenue Code (IRC) section 465(b)(3)(C)).

A developer may also be a partner in a partnership (including limited liability companies (LLCs)) or a shareholder in a New York S corporation if the partnership or New York S corporation has been issued a COC, or the partnership or New York S corporation has purchased or otherwise been conveyed all or any portion of a qualified site for which a COC was issued.

A taxpayer will cease to be a developer on the first day of the tax year during which revocation of the COC by the Department of Environmental Conservation (DEC) is final and no longer subject to judicial review.

For more information about the Brownfield Cleanup Program (BCP), visit the DEC Web site at www.dec.ny.gov.

The amount of credit is 25% of the product of the benefit period factor, the employment number factor, and the eligible real property taxes paid or incurred by the developer of the qualified site during the tax year. For a qualified site that is located entirely within an environmental zone (EN-Zone), the credit is the product of the benefit period factor, the employment number factor, and the eligible real property taxes paid or incurred by the developer of the qualified site during the tax year.

The amount of credit is limited to the product of \$10,000 and the average number of full-time employees employed by the developer of a qualified site and a lessee during the tax year.

A relocated vendor track may not receive more than \$25 million in brownfield tax credits (including the brownfield redevelopment tax credit, remediated brownfield credit for real property taxes, and environmental remediation insurance credit) and other benefits of the brownfield program.

If a qualified site is located entirely or partly within an empire zone (EZ), and a taxpayer meets the eligibility requirements for both the remediated brownfield real property tax credit and the qualified empire zone enterprise (QEZE) real property tax credit, the taxpayer **may not** claim both credits. The taxpayer must make an election as to which credit to take in the first year the taxpayer is eligible for the remediated brownfield credit for real property taxes. Once made, the election is irrevocable. The election is made by filing a tax return for the first tax year the qualified site is eligible for the brownfield real property tax credit and claiming either of the credits. Once the election is made, a taxpayer may not claim the other tax credit in that year or any subsequent tax year for the same qualified site. A taxpayer that was previously allowed the QEZE real property tax credit is not prohibited from making the election to claim the brownfield real property tax credit. For more information on the QEZE credit for real property taxes, see Form CT-606, *Claim for QEZE Credit for Real Property Taxes*.

The amount of credit allowed cannot reduce the tax due to less than the minimum tax due under Article 9 (sections 183 and 185), 32, or 33 or the greater of the tax on the minimum taxable income base or the fixed dollar minimum under Article 9-A.

Under Article 9, the credit must first be deducted from the tax imposed by section 183. Any credit remaining may then be deducted from the tax imposed by section 184.

The credit is **not** allowed against the metropolitan transportation business tax (MTA surcharge) under Article 9, 9-A, 32, or 33.

Any unused amount of credit in the current tax year will be treated as a refund or an overpayment of tax to be credited to next year's tax. Interest will not be paid on the refund or overpayment.

Definitions

A *qualified site* means a site for which the taxpayer has been issued a COC by the Commissioner of Environmental Conservation.

An *environmental zone (EN-Zone)* is an area designated by the Commissioner of Economic Development. An EN-Zone is a census tract and block-numbering area that, as of the year 2000 census, has a poverty rate of at least 20% and an unemployment rate of at least 1.25 times the statewide rate, or it has a poverty rate at least two times the poverty rate for the county in which the area is located. However, if you qualify because the site has a poverty rate that is at least twice the poverty rate for the county, the qualified site must be the subject of a Brownfield Cleanup Agreement (BCA) executed prior to September 1, 2010. To find out if a site is located in an EN-Zone, visit the Empire State Development Web site at www.nylovesbiz.com or call 1 800 782-8369.

The *benefit period* is a ten-consecutive-tax-year period beginning with the tax year in which the COC is issued for the qualified site or the first tax year beginning on or after April 1, 2005, whichever is later. The *benefit period factor* for each year of the benefit period is 1.0.

The *employment number factor* is a numerical value assigned to the developer based on the average number of full-time employees (excluding general executive officers) employed by the developer and any lessees at the qualified site during the tax year. Refer to the *Employment number factor table*.

Full-time employment means a job consisting of at least 35 hours per week or two or more jobs that together constitute the equivalent of a job of at least 35 hours per week. A seasonal business (a business that regularly operates for less than an entire tax year, such as a ski resort) that employs individuals full time for at least three months of continuous duration may include these individuals in the employment number if they are working in a job consisting of at least 35 hours per week.

General executive officers are the chairman, president, vice president, secretary, assistant secretary, treasurer, assistant treasurer, comptroller, and any other officer charged with the general affairs of the corporation. A *general executive officer* is, therefore, an appointed or elected officer of the corporation having company-wide authority with respect to assigned functions or responsibility for an entire division of the company.

Eligible real property taxes are taxes imposed on real property that is a qualified site owned by the developer. The taxes must become a lien on the real property in a period during which the real property is a qualified site.

Eligible real property taxes also include payments in lieu of taxes (PILOT) made to the state, a municipal corporation, or a public benefit corporation for a qualified site owned by the developer provided the payments are made pursuant to a written agreement. However, the amount of PILOT payments that constitute eligible real property taxes is limited.

Calculate the limitation as follows:

1. Determine the basis of the remediated brownfield real property (including buildings and structural components of buildings) on the following two dates:

- a. the date the taxpayer became a developer
- b. the last day of the current tax year

Calculate the basis amount in the same manner as calculated for federal income tax purposes.

2. Multiply the greater of these two amounts by the rate applicable to the county in which the real property is located (see *Full-value tax rates by county*), and

3. Divide by 1000

The result is the maximum amount of PILOT payment that may be included in eligible real property taxes for purposes of calculating the remediated brownfield real property tax credit.

Full-value tax rates by county

County	Overall tax rate	County	Overall tax rate	County	Overall tax rate
Albany	26.00	Hamilton	14.20	Rockland	27.60
Allegany	48.70	Herkimer	24.20	St. Lawrence	33.20
Broome	35.50	Jefferson	19.30	Saratoga	20.40
Cattaraugus	35.50	Lewis	24.50	Schenectady	31.50
Cayuga	30.50	Livingston	34.20	Schoharie	30.00
Chautauqua	32.10	Madison	29.90	Schuyler	29.10
Chemung	34.30	Monroe	39.40	Seneca	34.10
Chenango	33.10	Montgomery	33.90	Steuben	36.40
Clinton	29.00	Nassau*	24.20	Suffolk	18.20
Columbia	19.40	Niagara	35.40	Sullivan	26.20
Cortland	39.40	Oneida	30.40	Tioga	30.80
Delaware	21.10	Onondaga	35.40	Tompkins	30.40
Dutchess	21.40	Ontario	27.80	Ulster	24.10
Erie	32.30	Orange	26.20	Warren	14.60
Essex	16.50	Orleans	40.60	Washington	23.30
Franklin	20.20	Oswego	38.00	Wayne	36.30
Fulton	27.30	Otsego	19.60	Westchester	23.10
Genesee	38.20	Putnam	25.20	Wyoming	33.10
Greene	19.60	Rensselaer	29.10	Yates	22.90
New York City by class* 1.....					6.87
2.....					41.52
3.....					57.34
4.....					40.12

* New York City and Nassau County have a four-class property tax system (class 1: 1-3 family residential; class 2: apartment; class 3: utility equipment; and class 4: all other property). It was not possible to determine a countywide class-specific rate for Nassau County due to the complexity of taxing jurisdictions.

Line instructions

Schedule A — Brownfield site identifying information

All taxpayers must **attach a copy** of the COC.

Complete the brownfield site identifying information relating to the qualified site from the COC issued by the DEC.

Partners, shareholders, and beneficiaries should obtain this information, as well as a copy of the COC from their partnership, New York S corporation, estate or trust.

Failure to provide accurate identifying information may delay processing or result in denial of your claim.

Schedule B — Computation of average number of full-time employees employed by a developer and a lessee

Partners in a partnership — If you are only claiming a pass-through credit(s) from a partnership, skip Schedules B and C, lines 1 through 9. Complete Schedule D, if applicable, and complete Schedule E, *Partnership information*.

Complete this entire form if your corporation has earned its own remediated brownfield credit for real property taxes in addition to receiving a pass-through credit.

Line 1 — For each date specified of the current tax year, enter the number of full-time employees (excluding general executive officers) employed by the developer of a qualified site and a lessee. Divide the total number of employees for the current tax year by the number of dates occurring during the current tax year (even if you had no employees on those dates). Enter the result on line 1.

Note: If line 1 is less than 25, no credit is allowed.

Schedule C — Computation of remediated brownfield credit for real property taxes

Line 2 — Find your employment number factor in the table below using the average number of full-time employees on line 1. Enter the result on line 2.

Note: If line 1 is less than 25, no credit is allowed.

Employment number factor table

Average number of full-time employees is at least	Factor
25 but less than 5025
50 but less than 7550
75 but less than 10075
100	1.00

Line 3 — Enter the total amount of eligible real property taxes. See definition of eligible real property taxes in *Definitions*. Attach copies of all real property tax bills (including school tax bills) that are the basis of your credit. If the real property taxes include PILOT payments, attach a copy of the PILOT agreement.

Line 6 — If the eligible real property taxes that were the basis for a remediated brownfield real property tax credit are subsequently reduced as a result of a final order in any proceeding under Real Property Tax Law Article 7 (or other provision of law), you must recapture a portion of the credit allowed in the tax year the final order is issued. Complete *Line 6 worksheet*, and enter the recapture amount on line 6.

Line 6 worksheet

A. The amount of credit originally allowed.....	A _____
B. The amount of credit calculated using the reduced tax amount.....	B _____
C. Recapture amount (<i>subtract line B from line A; enter the result on line 6</i>)	C _____

Note: Lines A and B – enter the amount of credit after the application of the credit limitation. If property taxes are reduced for more than one tax year, you must determine how much of the reduction is attributable to each year and recapture the apportioned amount for each year.

Line 7 — If the amount on line 5 is greater than the amount on line 6, subtract line 6 from line 5 and continue to line 8.

If the amount on line 6 is greater than the amount on line 5, you have a net recapture amount; subtract line 5 from line 6. Enter the result as a negative number with a minus sign (-).

If line 7 is a net recapture, skip lines 8 and 9. If you are claiming a pass-through credit from a partnership, continue with line 10. All others, do **not** complete the rest of this form. New York C corporations: Transfer the negative number to the appropriate box in the tax credits section of your franchise tax return. New York S corporations: Transfer the net recapture as a positive number to Form CT-34-SH, *New York S Corporation Shareholders' Information Schedule*.

Line 10 — If you received a remediated brownfield credit for real property taxes from a partnership, enter the amount on line 10, and complete Schedule E, *Partnership information*.

Line 11 — New York S corporations: Transfer the result to Form CT-34-SH.

Schedule D — Application of remediated brownfield credit for real property taxes (New York S corporations do not complete this section)

Lines 12 and 15 entries table

If you filed	Enter on line 12 any net recapture of other tax credits plus the amount from	Enter on line 15 the minimum tax below
Forms CT-183 and CT-184	Line 4 of Form CT-183 plus the amount from line 3 or 4 of Form CT-184	75
Form CT-185	Line 6	10
Form CT-3	Line 78	Line 81 amount
Form CT-3-A	Line 77	Line 80 amount
Form CT-32	Line 5	250
Form CT-32-A	Line 5	250
Form CT-33	Line 11	250
Form CT-33-A	Line 15	Line 4 plus line 12
Form CT-33-NL	Line 5	250

Line 12 — Enter your tax before credits using the *Lines 12 and 15 entries table*.

Line 13 — If you are claiming more than one tax credit for this year, enter the amount of credits claimed before applying this credit. Include any amount of remediated brownfield credit for real property taxes being claimed on another Form CT-612 that you wish to apply before the credit being claimed on this form. Otherwise, enter **0**. You must apply certain credits before the remediated brownfield credit for real property taxes. Refer to the instructions for your franchise tax return to determine the order of credits that applies.

Article 9-A filers: Refer to Form CT-600-I, *Instructions for Form CT-600, Ordering of Corporation Tax Credits*, for the order of credits.

If you are included in a combined return, include any amount of tax credit(s) being claimed by other members of the combined group, including the remediated brownfield real property tax credit, that you wish to apply before your remediated brownfield real property tax credit.

Life insurance corporations: Do not enter on this line any amount of empire zone (EZ) wage tax credit, zone equivalent area (ZEA) wage tax credit, or EZ capital tax credit you may be claiming. If you are included in a combined return, do not include any amount of these credits being claimed by other members of the combined group.

Line 15 — Enter your minimum tax using the *Lines 12 and 15 entries table*.

Lines 17, 19, and 20 — On line 17, enter the lesser of line 11 or line 16.

If your total credits from all sources are **\$2 million or less**, enter the amounts from lines 17, 19, and 20 on your franchise tax return.

If your total credits from all sources are **more than \$2 million**, you may be subject to the temporary credit deferral. Complete lines 17, 19, and 20 but do not enter the amounts from lines 17, 19, and 20 on your franchise tax return. See Form CT-500 to determine the proper amounts to enter on your franchise tax return.

Schedule E — Partnership information

If you received a remediated brownfield credit for real property taxes from a partnership, enter the amount on line 10 and complete Schedule E, *Partnership information*. Attach additional sheet(s) as necessary.

Need help? and Privacy notification

See Form CT-1, *Supplement to Corporation Tax Instructions*.
