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**THE CITY OF NEW YORK  
DEPARTMENT OF FINANCE  
DIVISION OF TAX POLICY**

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**STATISTICAL PROFILES OF  
NEW YORK CITY  
BUSINESS INCOME TAXES**

**BUSINESS CORPORATION TAX  
GENERAL CORPORATION TAX  
UNINCORPORATED BUSINESS TAX**

**TAX YEAR 2015**

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**BILL DE BLASIO, MAYOR**

**JACQUES JIHA, PH.D., COMMISSIONER**

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**REPORT PREPARED BY THE  
DIVISION OF TAX POLICY  
MAY 2019**



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## Highlights

This report presents statistical information for Tax Year 2015 for three New York City business income taxes: the Business Corporation Tax (COR), the General Corporation Tax (GCT), and the Unincorporated Business Tax (UBT).<sup>1</sup>

In 2015, the State Legislature adopted comprehensive City corporate tax reform legislation that substantially conformed to the New York State corporate tax reform measures enacted in 2014 and 2015. The reformed City tax, referred to as the Business Corporation Tax, is effective for tax years beginning on or after January 1, 2015. The Business Corporation Tax merges the taxation of general business corporations, which were formerly taxable under the General Corporation Tax, and banking corporations, which were formerly taxable under the Banking Corporation Tax. The Business Corporation Tax, however, applies only to C corporations and does not apply to S corporations as defined in the U.S. Internal Revenue Code. S corporations continue to be subject to the General Corporation Tax or the Banking Corporation Tax.

The COR, GCT, and UBT generated \$5.62 billion in tax year 2015 liability, a decrease of 9.6 percent from tax year 2014.<sup>2</sup> The number of taxpayers increased 0.82 percent from 2014, to 354,917. The data show that in 2015:

- The finance & insurance sector accounted for 36 percent of all tax liability, followed by the service sector, which generated 30 percent.
- More than half of NYC business income taxpayers reported liability of \$300 or less. Three percent of taxpayers, those with liabilities of \$50,000 or more, were responsible for 84 percent of total taxpayer liability.

### Business Corporation Tax

In 2015, the Business Corporation Tax generated \$2.47 billion from 153,206 taxpayers. The data show that in 2015:

- The finance & insurance sector generated 51 percent of total liability, followed by the trade and services sectors (professional/technical/managerial and other services) with 13 percent each. The information sector generated 9 percent.
- The top 10 percent of taxpayers in terms of liability, or 15,321 firms, generated \$2.4 billion, or 99 percent of total liability. The top 1 percent of taxpayers accounted for \$2.3 billion, or 91 percent of total liability.

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<sup>1</sup> As a result of the 2015 tax reform legislation, only a small number of S corporations are subject to the Banking Corporation Tax. Therefore, to protect taxpayer confidentiality, this report no longer includes the Banking Corporation Tax.

<sup>2</sup> Banking Corporation Tax liability was less than \$5 million in 2015. If this liability is included, the decline in total business income tax liability from 2014 is 9.5 percent.

- Sixty-seven percent of COR taxpayers paid on the minimum tax base, while the remaining taxpayers incurred liability under the entire net income or capital base. Ninety-two percent of total COR liability was incurred under the entire net income base.

### **General Corporation Tax**

In 2015, the General Corporation Tax generated \$1.1 billion from 172,509 taxpayers. The data show that in 2015:

- The service sector (professional/technical/managerial and other services) generated 31 percent of total liability, followed by real estate with 26 percent, trade with 15 percent and other with 14 percent.
- The top 10 percent of taxpayers in terms of liability, or 17,251 firms, generated \$944 million, or 84 percent of total liability. The top 1 percent of taxpayers accounted for \$576 million, or 51 percent of total liability.
- Forty-seven percent of GCT taxpayers paid on the minimum tax base, while the remaining taxpayers incurred liability under one of the following tax bases: entire net income, income plus compensation, or capital. Ninety-one percent of total GCT liability was incurred under the entire net income base.

### **Unincorporated Business Tax**

The Unincorporated Business Tax generated \$2.0 billion in 2015 tax liability, a 4 percent increase from the previous year. Partnerships generated \$1.85 billion, a 5 percent increase over 2014. Proprietorships generated \$182 million in liability, an increase of 2 percent from 2014. There were 13,426 partnership taxpayers and 15,776 proprietorship taxpayers, an increase of 5 percent for partnerships and 2 percent for proprietorships compared to 2014.

Other characteristics of the UBT population are as follows:

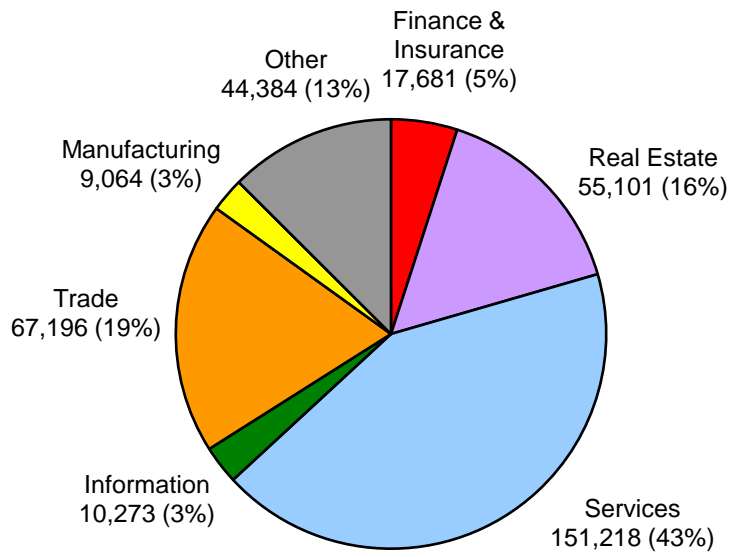
- Among UBT partnerships, legal, finance & insurance, and professional services firms generated \$1.4 billion in tax liability, or 77 percent of total partnership liability. Among proprietorships, service-sector firms (arts/entertainment/accommodation/food service, professional services, and other service firms) accounted for 65 percent of total liability, while legal-sector firms generated 13 percent.
- The top 10 percent of partnership taxpayers, or 1,343 firms, accounted for 84 percent of total partnership liability, and the top 1 percent accounted for 48 percent. The proprietorship liability distribution was far less skewed, with the top 10 percent generating 48 percent of proprietorship liability, while the top 1 percent generated 19 percent of liability.



# **BUSINESS INCOME TAXES**

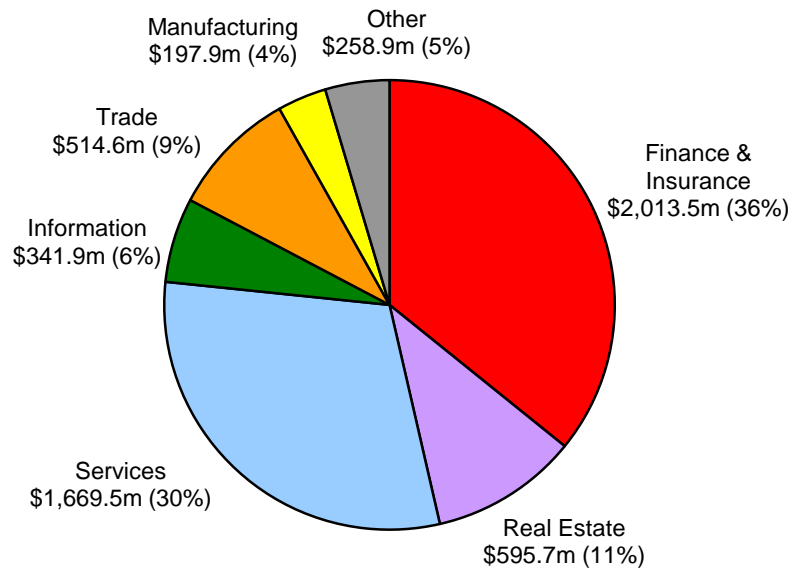
**Table 1**  
**2015 BUSINESS INCOME TAXES**  
**TAXPAYERS BY INDUSTRY**

**Total Taxpayers: 354,917**



**Table 2**  
**2015 BUSINESS INCOME TAXES**  
**LIABILITY BY INDUSTRY**

**Total Liability: \$5,622.0m**



**BUSINESS INCOME TAXES  
TAX YEAR 2015**

**Table 3  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Finance &amp; Insurance</b>	17,681	5.0 %	\$2,013,463	35.8 %
<b>Real Estate</b>	55,101	15.5	595,669	10.6
<b>Services</b>	151,218	42.6	1,699,478	30.2
<b>Information</b>	10,273	2.9	341,879	6.1
<b>Trade</b>	67,196	18.9	514,645	9.2
<b>Manufacturing</b>	9,064	2.6	197,927	3.5
<b>Other</b>	44,384	12.5	258,902	4.6
<b>TOTAL</b>	<b>354,917</b>	<b>100.0 %</b>	<b>\$5,621,961</b>	<b>100.0 %</b>

**BUSINESS INCOME TAXES  
TAX YEAR 2015**

**Table 4  
DISTRIBUTION BY LIABILITY PER RETURN**

<b>Liability per Return</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>
<b>\$300 or Less</b>	187,852	52.9 %	\$558	0.0 %
<b>\$300 - \$1,000</b>	42,604	12.0	24,418	0.4
<b>\$1,000 - \$5,000</b>	67,663	19.1	158,136	2.8
<b>\$5,000 - \$10,000</b>	22,489	6.3	160,313	2.9
<b>\$10,000 - \$50,000</b>	25,259	7.1	531,554	9.5
<b>\$50,000 - \$500,000</b>	7,677	2.2	1,082,264	19.3
<b>\$500,000 - \$1,000,000</b>	626	0.2	435,208	7.7
<b>More than \$1,000,000</b>	747	0.2	3,229,511	57.4
<b>TOTAL</b>	<b>354,917</b>	<b>100.0 %</b>	<b>\$5,621,961</b>	<b>100.0 %</b>

# **BUSINESS CORPORATION TAX**

Table 5  
**2015 BUSINESS CORPORATION TAX  
TAXPAYERS BY INDUSTRY**

**Total Taxpayers: 153,206**

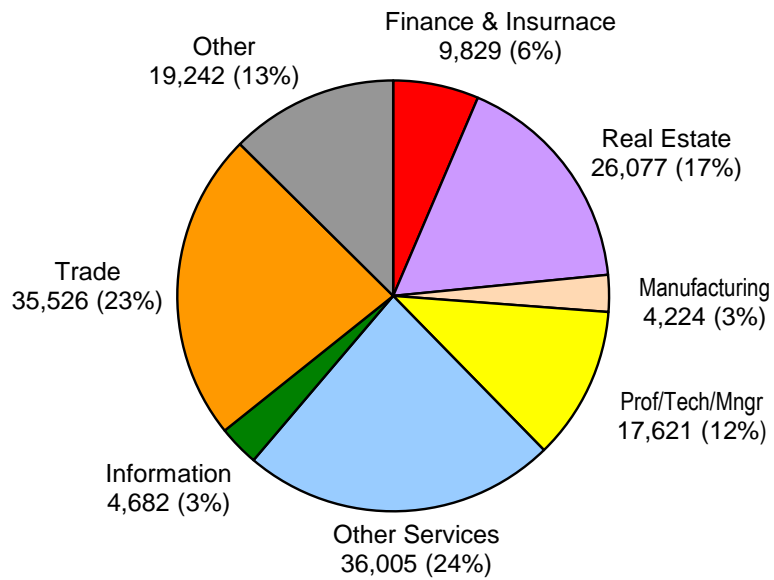
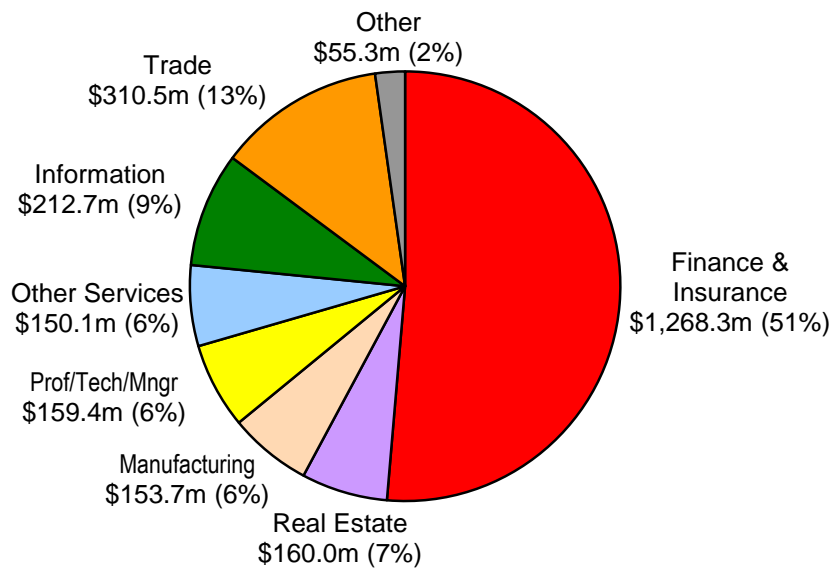


Table 6  
**2015 BUSINESS CORPORATION TAX  
LIABILITY BY INDUSTRY**

**Total Liability: \$2,469.8m**





**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 7  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Finance &amp; Insurance</b>	<b>9,829</b>	<b>6.4 %</b>	<b>\$1,268,266</b>	<b>51.4 %</b>
Credit Agencies	808	0.5	819,929	33.2
Funds & Trusts	3,406	2.2	12,145	0.5
Insurance	953	0.6	76,641	3.1
Securities & Commodities	4,662	3.0	359,550	14.6
<b>Real Estate</b>	<b>26,077</b>	<b>17.0</b>	<b>159,963</b>	<b>6.5</b>
Lessors of Non-Residential Property	2,272	1.5	27,708	1.1
Lessors of Residential Property	7,237	4.7	17,367	0.7
Lessors of Other Property	1,080	0.7	4,052	0.2
Property Management	3,142	2.1	5,621	0.2
Agents and Brokers	1,047	0.7	5,176	0.2
Other Real Estate	11,299	7.4	100,039	4.1
<b>Manufacturing</b>	<b>4,224</b>	<b>2.8</b>	<b>153,665</b>	<b>6.2</b>
Computer and Electronics	258	0.2	36,784	1.5
Chemical	226	0.1	27,779	1.1
Food and Beverage	614	0.4	28,825	1.2
Petroleum and Mining	160	0.1	4,611	0.2
Textiles/Apparel/Leather	928	0.6	3,221	0.1
Machinery	375	0.2	34,084	1.4
Fabricated Metal	235	0.2	2,688	0.1
Printing	336	0.2	1,835	0.1
Furniture	170	0.1	2,049	0.1
Other Manufacturing	922	0.6	11,788	0.5
<b>Prof/Tech/Managerial</b>	<b>17,621</b>	<b>11.5</b>	<b>159,359</b>	<b>6.5</b>
Holding Companies	1,624	1.1	12,470	0.5
Legal Services	1,080	0.7	2,379	0.1
Managerial	36	0.0	3,324	0.1
Accounting	980	0.6	4,547	0.2
Architectural/Engineering/Design	1,702	1.1	7,402	0.3
Computer-Related	3,489	2.3	51,216	2.1
Management/Science/Technical	2,037	1.3	30,650	1.2
Advertising/Public Relations/Marketing	1,150	0.8	15,955	0.6
Other Prof/Tech/Managerial	5,523	3.6	31,415	1.3

*(continued)*

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 7 (continued)  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Other Services</b>	<b>36,005</b>	<b>23.5 %</b>	<b>\$150,131</b>	<b>6.1 %</b>
Accommodations & Food	8,652	5.6	39,311	1.6
Administration/Support	3,452	2.3	45,790	1.9
Arts & Entertainment	2,948	1.9	31,996	1.3
Education	1,024	0.7	4,333	0.2
Health Care	3,579	2.3	11,008	0.4
Personal Services	11,162	7.3	4,983	0.2
Civic, Prof., Sports & Similar Organizations	850	0.6	1,425	0.1
Rental & Leasing	718	0.5	7,333	0.3
Repair & Maintenance	2,682	1.8	1,415	0.1
Social Services	745	0.5	999	0.0
Waste Management	173	0.1	1,047	0.0
Miscellaneous Other Services	20	0.0	491	0.0
<b>Information</b>	<b>4,682</b>	<b>3.1</b>	<b>212,673</b>	<b>8.6</b>
Broadcasting/Telecomm	789	0.5	70,760	2.9
Information Services/Data	1,839	1.2	48,838	2.0
Movies/Video/Sound	974	0.6	56,935	2.3
Publishing	1,080	0.7	36,139	1.5
<b>Trade</b>	<b>35,526</b>	<b>23.2</b>	<b>310,525</b>	<b>12.6</b>
Durable Wholesale	8,033	5.2	38,514	1.6
Non-Durable Wholesale	5,841	3.8	62,296	2.5
Retail-Clothing and Accessories	2,796	1.8	61,289	2.5
Retail-General Merchandise	1,066	0.7	36,182	1.5
Retail-Food and Beverage	7,631	5.0	23,936	1.0
Retail-Health and Personal Care	1,523	1.0	34,580	1.4
Retail-Building Maintenance and Gardening	499	0.3	18,064	0.7
Retail-Electronics	870	0.6	3,038	0.1
Retail-Furniture and Furnishings	693	0.5	4,213	0.2
Retail-Motor Vehicles	543	0.4	2,731	0.1
Retail-Other	6,031	3.9	25,683	1.0
<b>Other</b>	<b>19,242</b>	<b>12.6</b>	<b>55,251</b>	<b>2.2</b>
Construction	9,860	6.4	28,721	1.2
Transportation	7,327	4.8	17,165	0.7
Utilities	93	0.1	4,412	0.2
Miscellaneous Other	181	0.1	3,611	0.1
Not Available	1,781	1.2	1,341	0.1
<b>TOTAL</b>	<b>153,206</b>	<b>100.0 %</b>	<b>\$2,469,831</b>	<b>100.0 %</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 8  
DISTRIBUTION BY LIABILITY PER RETURN**

<b>Liability per Return</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>
<b>\$300 or Less</b>	104,101	67.9 %	-\$251	0.0 %
<b>\$300 - \$1,000</b>	18,587	12.1	10,132	0.4
<b>\$1,000 - \$5,000</b>	22,037	14.4	46,428	1.9
<b>\$5,000 - \$10,000</b>	2,815	1.8	19,997	0.8
<b>\$10,000 - \$50,000</b>	3,307	2.2	73,670	3.0
<b>\$50,000 - \$500,000</b>	1,778	1.2	290,223	11.8
<b>\$500,000 - \$1,000,000</b>	220	0.1	152,995	6.2
<b>More than \$1,000,000</b>	361	0.2	1,876,636	76.0
<b>TOTAL</b>	<b>153,206</b>	<b>100.0 %</b>	<b>\$2,469,831</b>	<b>100.0 %</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 9  
TOP TEN PERCENT AND TOP ONE PERCENT OF TAXPAYERS BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Top Ten Percent		Top One Percent	
	Number	Liability	Number	Liability
<b>Finance &amp; Insurance</b>	1,787	\$1,266,573	451	\$1,242,445
<b>Real Estate</b>	2,736	152,905	184	120,484
<b>Manufacturing</b>	873	153,230	151	139,736
<b>Prof/Tech/Managerial</b>	2,476	157,927	190	123,290
<b>Other Services</b>	2,243	141,717	151	120,857
<b>Information</b>	725	211,918	111	201,459
<b>Trade</b>	3,127	300,039	226	269,423
<b>Other</b>	1,354	52,624	68	39,817
<b>TOTAL</b>	<b>15,321</b>	<b>\$2,436,934</b>	<b>1,532</b>	<b>\$2,257,511</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 10  
DISTRIBUTION BY TAX BASE  
(\$ THOUSANDS)**

<b>Tax Base</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Net Income</b>	41,772	27.3 %	\$2,263,064	91.6 %
<b>Capital</b>	1,443	0.9	162,474	6.6
<b>Minimum Tax</b>	102,146	66.7	34,131	1.4
<b>Extension</b>	7,845	5.1	10,163	0.4
<b>TOTAL</b>	<b>153,206</b>	<b>100.0 %</b>	<b>\$2,469,831</b>	<b>100.0 %</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 11  
DISTRIBUTION BY TAX BASE AND INDUSTRY  
(\$ THOUSANDS)**

Industry	Net Income		Capital		Minimum Tax	
	Number	Liability	Number	Liability	Number	Liability
<b>Finance &amp; Insurance</b>	2,132	\$1,171,689	278	\$91,966	7,212	\$3,225
<b>Real Estate</b>	6,411	127,608	619	23,221	18,074	6,762
<b>Manufacturing</b>	1,492	145,952	49	6,016	2,509	1,243
<b>Prof/Tech/Managerial</b>	5,397	149,435	204	6,604	11,288	2,535
<b>Other Services</b>	10,477	133,800	79	8,413	23,720	5,847
<b>Information</b>	1,128	196,289	105	14,679	3,214	1,336
<b>Trade</b>	9,120	293,147	72	5,882	24,513	10,035
<b>Other</b>	5,615	45,144	37	5,691	11,616	3,148
<b>TOTAL</b>	<b>41,772</b>	<b>\$2,263,064</b>	<b>1,443</b>	<b>\$162,474</b>	<b>102,146</b>	<b>\$34,131</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 12  
DISTRIBUTION BY FORM TYPE  
(\$ THOUSANDS)**

<b>Form Type</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Long Form (NYC-2)</b>	140,798	91.9 %	\$419,182	17.0 %
<b>Combined Form (NYC-2A)</b>	4,563	3.0	2,040,487	82.6
<b>Extension</b>	7,845	5.1	10,163	0.4
<b>TOTAL</b>	<b>153,206</b>	<b>100.0 %</b>	<b>\$2,469,831</b>	<b>100.0 %</b>

**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 13  
DISTRIBUTION BY FORM TYPE AND LIABILITY PER RETURN  
(\$ THOUSANDS)**

Liability per Return	Long Form NYC-2		Combined Form NYC-2A		Not Available	
	Number	Liability (000)	Number	Liability (000)	Number	Liability (000)
<b>\$300 or Less</b>	97,275	\$2,788	641	-\$3,402	6,185	\$363
<b>\$300 - \$1,000</b>	17,499	9,503	271	164	817	465
<b>\$1,000 - \$5,000</b>	20,348	42,435	1,021	2,621	668	1,372
<b>\$5,000 - \$10,000</b>	2,332	16,605	401	2,807	82	585
<b>\$10,000 - \$50,000</b>	2,398	51,262	845	21,092	64	1,316
<b>\$50,000 - \$500,000</b>	*	*	912	162,018	*	*
<b>\$500,000 - \$1,000,000</b>	*	*	164	114,160	*	*
<b>More than \$1,000,000</b>	*	*	308	1,741,026	*	*
<b>TOTAL</b>	<b>140,798</b>	<b>\$419,182</b>	<b>4,563</b>	<b>\$2,040,487</b>	<b>7,845</b>	<b>\$10,163</b>

\* Numbers cannot be provided due to confidentiality restrictions.



**BUSINESS CORPORATION TAX  
TAX YEAR 2015**

**Table 14  
DISTRIBUTION BY ALLOCATION STATUS AND INDUSTRY  
(\$ THOUSANDS)**

<b>Allocation Status and Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Multi-jurisdictional</b>	<b>26,152</b>	<b>17.1 %</b>	<b>\$2,264,172</b>	<b>91.7 %</b>
Finance & Insurance	3,536	2.3	1,233,490	49.9
Real Estate	1,579	1.0	69,006	2.8
Manufacturing	1,618	1.1	150,870	6.1
Prof/Tech/Managerial	5,003	3.3	145,921	5.9
Other Services	4,395	2.9	125,899	5.1
Information	1,608	1.0	208,488	8.4
Trade	6,500	4.2	288,072	11.7
Other	1,913	1.2	42,426	1.7
<b>100% N.Y.C.</b>	<b>119,208</b>	<b>77.8</b>	<b>195,497</b>	<b>7.9</b>
Finance & Insurance	6,086	4.0	33,391	1.4
Real Estate	23,525	15.4	88,586	3.6
Manufacturing	2,432	1.6	2,342	0.1
Prof/Tech/Managerial	11,885	7.8	12,653	0.5
Other Services	29,881	19.5	22,161	0.9
Information	2,839	1.9	3,816	0.2
Trade	27,205	17.8	20,991	0.8
Other	15,355	10.0	11,557	0.5
<b>Not Available</b>	<b>7,846</b>	<b>5.1</b>	<b>10,163</b>	<b>0.4</b>
Finance & Insurance	207	0.1	1,385	0.1
Real Estate	973	0.6	2,371	0.1
Manufacturing	174	0.1	454	0.0
Prof/Tech/Managerial	733	0.5	784	0.0
Other Services	1,729	1.1	2,070	0.1
Information	235	0.2	369	0.0
Trade	1,821	1.2	1,462	0.1
Other	1,974	1.3	1,267	0.1
<b>TOTAL</b>	<b>153,206</b>	<b>100.0 %</b>	<b>\$2,469,831</b>	<b>100.0 %</b>

See Appendix A for definition of allocation status.

# **GENERAL CORPORATION TAX**

Table 15  
**2015 GENERAL CORPORATION TAX  
TAXPAYERS BY INDUSTRY**

**Total Taxpayers: 172,509**

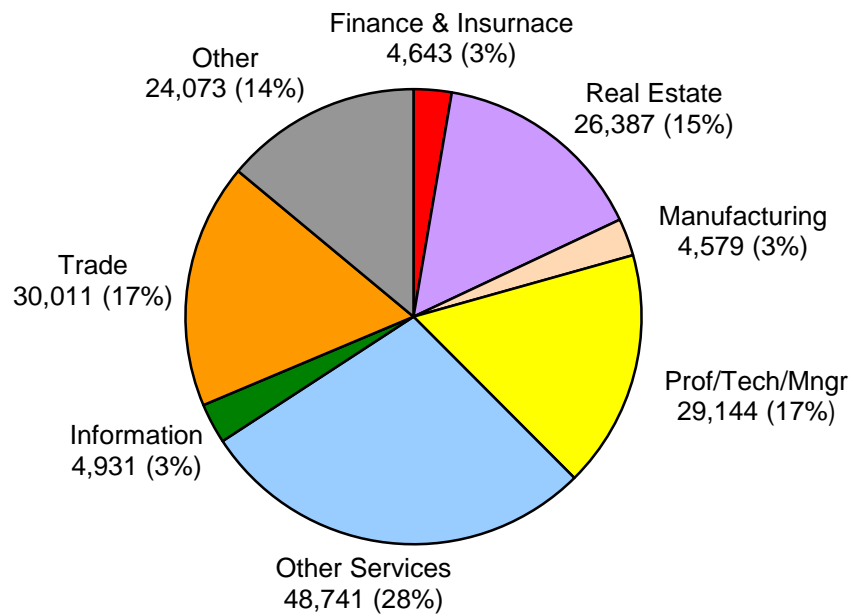
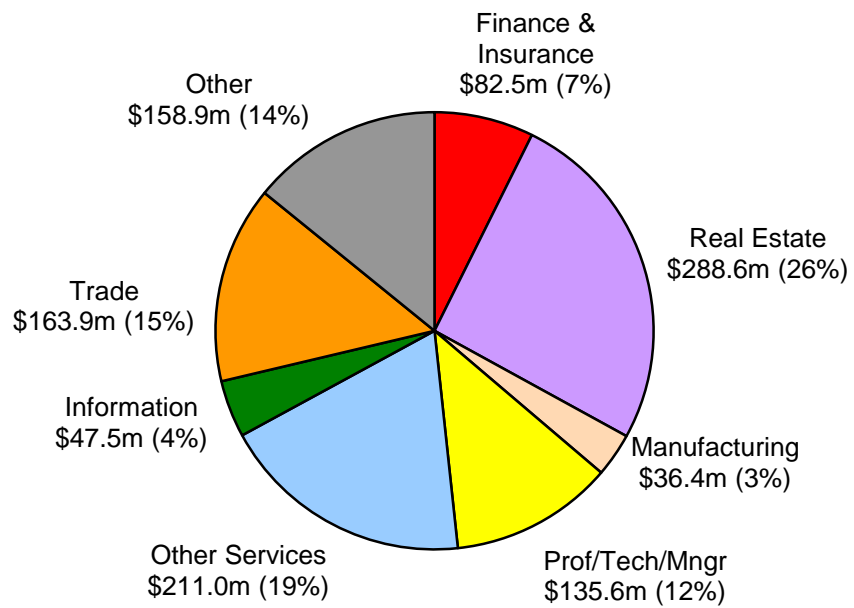


Table 16  
**2015 GENERAL CORPORATION TAX  
LIABILITY BY INDUSTRY**

**Total Liability: \$1,124.3m**



**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 17  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Number	% of Total	Liability	% of Total
<b>Finance &amp; Insurance</b>	<b>4,643</b>	<b>2.7 %</b>	<b>\$82,468</b>	<b>7.3 %</b>
Credit Agencies	610	0.4	5,233	0.5
Funds & Trusts	337	0.2	1,742	0.2
Insurance	1,416	0.8	10,817	1.0
Securities & Commodities	2,280	1.3	64,676	5.8
<b>Real Estate</b>	<b>26,387</b>	<b>15.3</b>	<b>288,581</b>	<b>25.7</b>
Lessors of Non-Residential Property	6,347	3.7	123,412	11.0
Lessors of Residential Property	7,928	4.6	81,201	7.2
Lessors of Other Property	1,496	0.9	21,013	1.9
Property Management	2,818	1.6	14,277	1.3
Agents and Brokers	2,442	1.4	15,765	1.4
Other Real Estate	5,356	3.1	32,913	2.9
<b>Manufacturing</b>	<b>4,579</b>	<b>2.7</b>	<b>36,393</b>	<b>3.2</b>
Computer and Electronics	102	0.1	918	0.1
Chemical	91	0.1	884	0.1
Food & Beverage	590	0.3	8,952	0.8
Petroleum and Mining	213	0.1	3,042	0.3
Textiles/Apparel/Leather	1,092	0.6	4,602	0.4
Machinery	270	0.2	4,013	0.4
Fabricated Metal	396	0.2	4,380	0.4
Printing	482	0.3	1,478	0.1
Furniture	278	0.2	2,230	0.2
Other Manufacturing	1,065	0.6	5,893	0.5
<b>Prof/Tech/Managerial</b>	<b>29,144</b>	<b>16.9</b>	<b>135,580</b>	<b>12.1</b>
Holding Companies	632	0.4	1,933	0.2
Legal Services	3,444	2.0	25,440	2.3
Accounting	1,906	1.1	5,662	0.5
Architectural/Engineering/Design	4,398	2.5	25,283	2.2
Computer-Related	4,047	2.3	13,450	1.2
Management/Science/Technical	2,933	1.7	14,535	1.3
Advertising/Public Relations/Marketing	1,854	1.1	14,147	1.3
Other Prof/Tech/Managerial	9,930	5.8	35,129	3.1

(continued)

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 17 (continued)  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Number	% of Total	Liability	% of Total
<b>Other Services</b>	<b>48,741</b>	<b>28.3 %</b>	<b>\$211,015</b>	<b>18.8 %</b>
Accommodations & Food	7,269	4.2	34,659	3.1
Administration/Support	4,316	2.5	20,345	1.8
Arts & Entertainment	8,593	5.0	29,861	2.7
Education	1,361	0.8	5,726	0.5
Health Care	12,487	7.2	84,528	7.5
Personal Services	9,075	5.3	19,964	1.8
Civic, Prof., Sports & Similar Organizations	195	0.1	85	0.0
Rental & Leasing	1,160	0.7	5,176	0.5
Repair and Maintenance	2,958	1.7	6,763	0.6
Public Administration & Social Services	1,067	0.6	2,016	0.2
Waste Management	223	0.1	1,650	0.1
Miscellaneous Other Services	37	0.0	241	0.0
<b>Information</b>	<b>4,931</b>	<b>2.9</b>	<b>47,486</b>	<b>4.2</b>
Broadcasting/Telecomm	601	0.3	3,601	0.3
Information Services/Data	1,304	0.8	29,659	2.6
Movies/Video/Sound	2,230	1.3	10,570	0.9
Publishing	796	0.5	3,656	0.3
<b>Trade</b>	<b>30,011</b>	<b>17.4</b>	<b>163,863</b>	<b>14.6</b>
Durable Wholesale	7,062	4.1	38,283	3.4
Non-Durable Wholesale	5,019	2.9	38,734	3.4
Retail-Clothing and Accessories	2,466	1.4	6,821	0.6
Retail-General Merchandise	574	0.3	2,520	0.2
Retail-Food and Beverage	4,443	2.6	20,881	1.9
Retail-Health and Personal Care	2,239	1.3	15,856	1.4
Retail-Building Maintenance and Gardening	577	0.3	3,725	0.3
Retail-Electronics	490	0.3	3,150	0.3
Retail-Furniture and Furnishings	647	0.4	2,963	0.3
Retail-Motor Vehicles	585	0.3	6,010	0.5
Retail-Other	5,909	3.4	24,920	2.2
<b>Other</b>	<b>24,073</b>	<b>14.0</b>	<b>158,941</b>	<b>14.1</b>
Construction	14,945	8.7	136,398	12.1
Transportation	7,516	4.4	20,418	1.8
Utilities	46	0.0	202	0.0
Miscellaneous Other	166	0.1	898	0.1
Not Available	1,400	0.8	1,025	0.1
<b>TOTAL</b>	<b>172,509</b>	<b>100.0 %</b>	<b>\$1,124,325</b>	<b>100.0 %</b>

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 18  
DISTRIBUTION BY LIABILITY PER RETURN**

<b>Liability per Return</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>
<b>\$300 or Less</b>	82,693	47.9 %	\$2,685	0.2 %
<b>\$300 - \$1,000</b>	22,182	12.9	13,122	1.2
<b>\$1,000 - \$5,000</b>	40,370	23.4	97,447	8.7
<b>\$5,000 - \$10,000</b>	11,530	6.7	81,283	7.2
<b>\$10,000 - \$50,000</b>	12,571	7.3	261,096	23.2
<b>\$50,000 - \$500,000</b>	2,946	1.7	371,683	33.1
<b>\$500,000 - \$1,000,000</b>	137	0.1	93,666	8.3
<b>More than \$1,000,000</b>	80	0.0	203,343	18.1
<b>TOTAL</b>	<b>172,509</b>	<b>100.0 %</b>	<b>\$1,124,325</b>	<b>100.0 %</b>

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 19  
TOP TEN PERCENT AND TOP ONE PERCENT OF TAXPAYERS BY INDUSTRY  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Top Ten Percent</b>		<b>Top One Percent</b>	
	<b>Number</b>	<b>Liability</b>	<b>Number</b>	<b>Liability</b>
<b>Finance &amp; Insurance</b>	627	\$78,065	117	\$64,758
<b>Real Estate</b>	3,878	259,199	405	178,444
<b>Manufacturing</b>	546	31,950	68	19,393
<b>Prof/Tech/Managerial</b>	2,760	105,062	194	46,738
<b>Other Services</b>	4,347	159,279	319	68,022
<b>Information</b>	343	43,062	36	36,488
<b>Trade</b>	2,787	132,919	274	69,345
<b>Other</b>	1,963	134,614	312	92,509
<b>TOTAL</b>	<b>17,251</b>	<b>\$944,150</b>	<b>1,725</b>	<b>\$575,697</b>



**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 20  
DISTRIBUTION BY TAX BASE  
(\$ THOUSANDS)**

<b>Tax Base</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Net Income</b>	73,663	42.7 %	\$1,025,584	91.2 %
<b>Income Plus Compensation</b>	9,908	5.7	55,085	4.9
<b>Capital</b>	6,095	3.5	14,207	1.3
<b>Minimum Tax</b>	81,901	47.5	20,385	1.8
<b>Not Available</b>	942	0.5	9,065	0.8
<b>TOTAL</b>	<b>172,509</b>	<b>100.0 %</b>	<b>\$1,124,325</b>	<b>100.0 %</b>

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 21  
DISTRIBUTION BY TAX BASE AND INDUSTRY  
(\$ THOUSANDS)**

Industry	Net Income		Income Plus Compensation		Capital		Minimum Tax	
	Number	Liability	Number	Liability	Number	Liability	Number	Liability
<b>Finance &amp; Insurance</b>	1,826	\$74,653	324	\$5,105	283	\$2,185	2,184	\$334
<b>Real Estate</b>	12,369	275,709	433	2,401	2,430	7,943	11,037	1,203
<b>Manufacturing</b>	1,815	34,028	267	924	151	212	2,314	767
<b>Prof/Tech/Managerial</b>	13,123	119,095	2,534	13,360	494	637	12,860	1,777
<b>Other Services</b>	20,647	182,481	3,970	20,515	1,075	856	22,815	5,293
<b>Information</b>	1,755	43,324	353	3,484	126	215	2,684	410
<b>Trade</b>	11,577	148,597	1,120	4,536	960	1,061	16,172	7,037
<b>Other</b>	10,551	147,697	907	4,759	576	1,098	11,835	3,562
<b>TOTAL</b>	<b>73,663</b>	<b>\$1,025,584</b>	<b>9,908</b>	<b>\$55,085</b>	<b>6,095</b>	<b>\$14,207</b>	<b>81,901</b>	<b>\$20,385</b>

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 22  
DISTRIBUTION BY FORM TYPE  
(\$ THOUSANDS)**

<b>Form Type</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Short Form (NYC-4S EZ)</b>	28,793	16.7 %	\$19,837	1.8 %
<b>Short Form (NYC-4S)</b>	49,859	28.9	281,575	25.0
<b>Long Form (NYC-3L)</b>	88,427	51.3	777,322	69.1
<b>Combined Form (NYC-3A)</b>	317	0.2	35,770	3.2
<b>Not Available/Extension</b>	5,113	3.0	9,821	0.9
<b>TOTAL</b>	<b>172,509</b>	<b>100.0 %</b>	<b>\$1,124,325</b>	<b>100.0 %</b>

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 23  
DISTRIBUTION BY FORM TYPE AND LIABILITY PER RETURN  
(\$ THOUSANDS)**

Liability per Return	Short Form NYC-4S EZ		Short Form NYC-4S		Long Form NYC-3L		Combined Form NYC-3A		Not Available	
	Number	Liability (000)	Number	Liability (000)	Number	Liability (000)	Number	Liability (000)	Number	Liability (000)
<b>\$300 or Less</b>	21,364	\$1,044	19,339	\$1,511	38,182	\$36	57	-\$115	3,751	\$209
<b>\$300 - \$1,000</b>	3,077	1,845	7,555	4,423	10,993	6,521	22	14	535	318
<b>\$1,000 - \$5,000</b>	3,483	8,256	13,727	32,882	22,507	54,800	36	97	617	1,412
<b>\$5,000 - \$10,000</b>	658	4,509	3,991	28,267	6,755	47,565	26	188	100	755
<b>\$10,000 - \$50,000</b>	202	3,024	4,511	91,548	7,691	162,849	86	1,903	81	1,772
<b>\$50,000 - \$500,000</b>	*	*	695	78,211	2,138	276,970	*	*	*	*
<b>\$500,000 - \$1,000,000</b>	*	*	27	18,372	100	68,279	*	*	*	*
<b>More than \$1,000,000</b>	*	*	14	26,360	61	160,301	*	*	*	*
<b>TOTAL</b>	<b>28,793</b>	<b>\$19,837</b>	<b>49,859</b>	<b>\$281,575</b>	<b>88,427</b>	<b>\$777,322</b>	<b>317</b>	<b>\$35,770</b>	<b>5,113</b>	<b>\$9,821</b>

\* Numbers cannot be provided due to confidentiality restrictions.

**GENERAL CORPORATION TAX  
TAX YEAR 2015**

**Table 24  
DISTRIBUTION BY ALLOCATION STATUS AND INDUSTRY  
(\$ THOUSANDS)**

<b>Allocation Status and Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Multi-jurisdictional</b>	<b>21,980</b>	<b>12.7 %</b>	<b>\$398,379</b>	<b>35.4 %</b>
Finance & Insurance	728	0.4	43,212	3.8
Real Estate	952	0.6	31,842	2.8
Manufacturing	1,333	0.8	25,654	2.3
Prof/Tech/Managerial	5,159	3.0	64,405	5.7
Other Services	5,295	3.1	50,197	4.5
Information	902	0.5	36,782	3.3
Trade	4,579	2.7	73,547	6.5
Other	3,032	1.8	72,739	6.5
<b>100% N.Y.C.</b>	<b>145,416</b>	<b>84.3</b>	<b>716,125</b>	<b>63.7</b>
Finance & Insurance	3,787	2.2	39,051	3.5
Real Estate	24,871	14.4	255,357	22.7
Manufacturing	3,118	1.8	10,264	0.9
Prof/Tech/Managerial	23,252	13.5	70,398	6.3
Other Services	42,125	24.4	158,760	14.1
Information	3,881	2.2	10,636	0.9
Trade	24,506	14.2	87,455	7.8
Other	19,876	11.5	84,204	7.5
<b>Not Available</b>	<b>5,113</b>	<b>3.0</b>	<b>9,821</b>	<b>0.9</b>
Finance & Insurance	128	0.1	204	0.0
Real Estate	564	0.3	1,382	0.1
Manufacturing	128	0.1	474	0.0
Prof/Tech/Managerial	733	0.4	777	0.1
Other Services	1,321	0.8	2,057	0.2
Information	148	0.1	68	0.0
Trade	926	0.5	2,861	0.3
Other	1,165	0.7	1,997	0.2
<b>TOTAL</b>	<b>172,509</b>	<b>100.0 %</b>	<b>\$1,124,325</b>	<b>100.0 %</b>

See Appendix B for definition of allocation status.

**UNINCORPORATED BUSINESS TAX**

**PARTNERSHIPS**

Table 25  
**2015 UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS BY INDUSTRY**

**Total Taxpayers: 13,426**

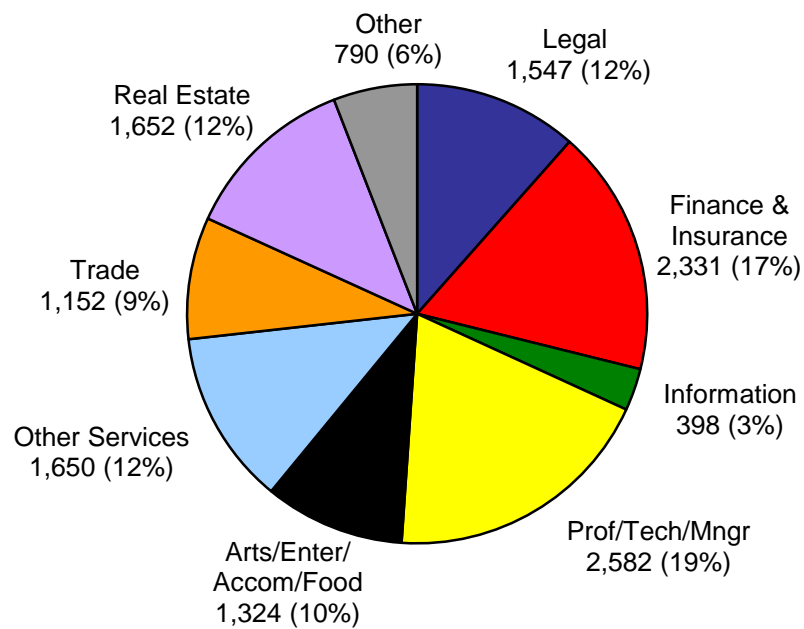
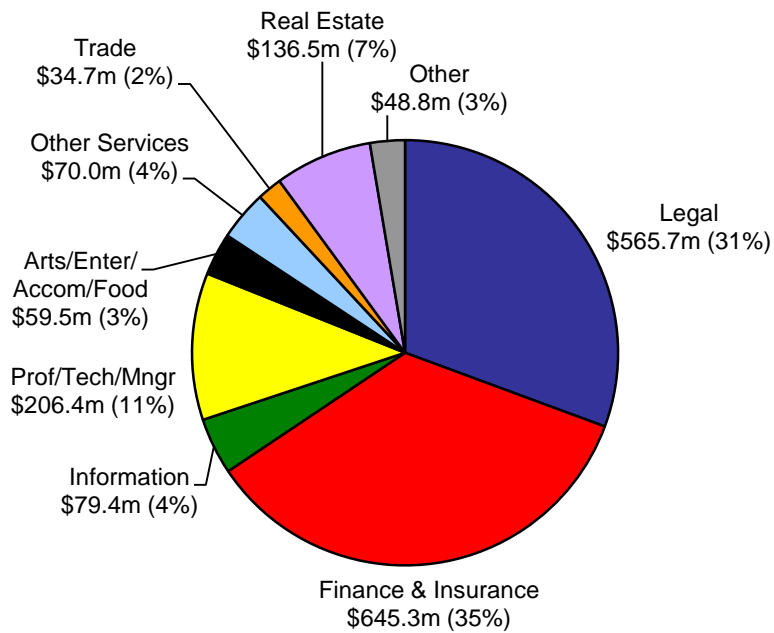


Table 26  
**2015 UNINCORPORATED BUSINESS TAX  
PARTNERSHIP LIABILITY BY INDUSTRY**

**Total Liability: \$1,846.3m**





**UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 27  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Number	% of Total	Liability	% of Total
<b>Legal</b>	<b>1,547</b>	<b>11.5 %</b>	<b>\$565,683</b>	<b>30.6 %</b>
<b>Finance &amp; Insurance</b>	<b>2,331</b>	<b>17.4</b>	<b>645,259</b>	<b>34.9</b>
Credit Agencies	105	0.8	13,705	0.7
Funds & Trusts	113	0.8	9,121	0.5
Securities & Commodities	2,028	15.1	617,597	33.5
Insurance and Other Finance	85	0.6	4,836	0.3
<b>Information</b>	<b>398</b>	<b>3.0</b>	<b>79,428</b>	<b>4.3</b>
Broadcasting/Telecomm	65	0.5	36,130	2.0
Information Services/Data	127	0.9	34,742	1.9
Movies/Video/Sound	141	1.1	4,201	0.2
Publishing	65	0.5	4,355	0.2
<b>Prof/Tech/Managerial</b>	<b>2,582</b>	<b>19.2</b>	<b>206,441</b>	<b>11.2</b>
Accounting	354	2.6	105,985	5.7
Holding Companies	38	0.3	366	0.0
Architectural/Engineering/Design	463	3.4	13,334	0.7
Computer-Related	223	1.7	5,990	0.3
Management/Science/Technical	445	3.3	35,223	1.9
Advertising/Public Relations	384	2.9	19,783	1.1
Other Prof/Tech/Managerial	675	5.0	25,760	1.4
<b>Arts/Enter/Accom/Food</b>	<b>1,324</b>	<b>9.9</b>	<b>59,519</b>	<b>3.2</b>
Accommodations	147	1.1	9,607	0.5
Amusement	76	0.6	3,822	0.2
Food Services	744	5.5	15,690	0.8
Performing Arts	357	2.7	30,401	1.6

(continued)

**UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 27 (continued)  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Number	% of Total	Liability	% of Total
<b>Other Services*</b>	<b>1,650</b>	<b>12.3 %</b>	<b>\$69,961</b>	<b>3.8 %</b>
Administration/Support	349	2.6	16,695	0.9
Education	78	0.6	1,271	0.1
Health Care	788	5.9	39,654	2.1
Personal Service	303	2.3	5,393	0.3
Rental & Leasing	83	0.6	6,127	0.3
Social Services	29	0.2	461	0.0
Miscellaneous Other Services	20	0.1	359	0.0
<b>Trade</b>	<b>1,152</b>	<b>8.6</b>	<b>34,688</b>	<b>1.9</b>
Durable Wholesale	265	2.0	5,276	0.3
Non-Durable Wholesale	253	1.9	11,194	0.6
Retail	634	4.7	18,218	1.0
<b>Real Estate</b>	<b>1,652</b>	<b>12.3</b>	<b>136,474</b>	<b>7.4</b>
Lessors of Real Estate	528	3.9	19,655	1.1
Brokers/Managers	471	3.5	18,612	1.0
Other Real Estate	653	4.9	98,207	5.3
<b>Other^</b>	<b>790</b>	<b>5.9</b>	<b>48,813</b>	<b>2.6</b>
Construction	474	3.5	30,295	1.6
Manufacturing	201	1.5	7,450	0.4
Miscellaneous Other	115	0.9	11,069	0.6
<b>TOTAL</b>	<b>13,426</b>	<b>100.0 %</b>	<b>\$1,846,267</b>	<b>100.0 %</b>

\* *Repair/Maintenance* has been folded into *Miscellaneous Other Services* due to confidentiality restrictions.

^ *Transportation and Utilities* has been folded into *Miscellaneous Other* due to confidentiality restrictions.

**UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 28  
DISTRIBUTION BY LIABILITY PER RETURN**

<b>Liability per Return</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>
<b>\$300 or Less</b>	414	3.1 %	-\$1,814	-0.1 %
<b>\$300 - \$1,000</b>	559	4.2	346	0.0
<b>\$1,000 - \$5,000</b>	1,576	11.7	4,296	0.2
<b>\$5,000 - \$10,000</b>	2,700	20.1	19,815	1.1
<b>\$10,000 - \$50,000</b>	5,064	37.7	116,219	6.3
<b>\$50,000 - \$500,000</b>	2,549	19.0	379,930	20.6
<b>\$500,000 - \$1,000,000</b>	262	2.0	183,821	10.0
<b>More than \$1,000,000</b>	302	2.2	1,143,654	61.9
<b>TOTAL</b>	<b>13,426</b>	<b>100.0 %</b>	<b>\$1,846,267</b>	<b>100.0 %</b>

**UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 29  
TOP TEN PERCENT AND TOP ONE PERCENT OF TAXPAYERS  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Top Ten Percent</b>		<b>Top One Percent</b>	
	<b>Number</b>	<b>Liability</b>	<b>Number</b>	<b>Liability</b>
<b>Legal</b>	273	\$525,634	54	\$396,647
<b>Finance &amp; Insurance</b>	553	584,354	53	288,755
<b>Information</b>	33	70,367	*	*
<b>Prof/Tech/Managerial</b>	151	150,717	*	*
<b>Arts/Enter/Accom/Food</b>	39	33,189	*	*
<b>Other Services</b>	77	33,341	*	*
<b>Trade</b>	36	14,159	*	*
<b>Real Estate</b>	128	104,990	*	*
<b>Other</b>	53	30,807	*	*
<b>TOTAL</b>	<b>1,343</b>	<b>\$1,547,557</b>	<b>134</b>	<b>\$893,980</b>

\* Numbers cannot be provided due to confidentiality restrictions.

**UNINCORPORATED BUSINESS TAX  
PARTNERSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 30  
DISTRIBUTION BY ALLOCATION STATUS AND INDUSTRY  
(\$ THOUSANDS)**

<b>Allocation Status and Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Multi-jurisdictional</b>	<b>4,079</b>	<b>30.4 %</b>	<b>\$1,252,573</b>	<b>67.8 %</b>
Legal	564	4.2	501,149	27.1
Finance & Insurance	884	6.6	411,582	22.3
Information	185	1.4	73,493	4.0
Prof/Tech/Managerial	972	7.2	159,153	8.6
Arts/Enter/Accom/Food	196	1.5	30,265	1.6
Other Services	327	2.4	20,530	1.1
Trade	480	3.6	19,923	1.1
Real Estate	154	1.1	19,441	1.1
Other	317	2.4	17,036	0.9
<b>100% N.Y.C.</b>	<b>9,163</b>	<b>68.2</b>	<b>589,694</b>	<b>31.9</b>
Legal	972	7.2	64,363	3.5
Finance & Insurance	1,419	10.6	233,261	12.6
Information	208	1.5	5,865	0.3
Prof/Tech/Managerial	1,586	11.8	46,381	2.5
Arts/Enter/Accom/Food	1,098	8.2	29,053	1.6
Other Services	1,303	9.7	49,158	2.7
Trade	653	4.9	14,416	0.8
Real Estate	1,466	10.9	115,937	6.3
Other	458	3.4	31,260	1.7
<b>Not Available</b>	<b>184</b>	<b>1.4</b>	<b>4,000</b>	<b>0.2</b>
<b>TOTAL</b>	<b>13,426</b>	<b>100.0 %</b>	<b>\$1,846,267</b>	<b>100.0 %</b>

**UNINCORPORATED BUSINESS TAX**

**PROPRIETORSHIPS**

Table 31  
**2015 UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
BY INDUSTRY**

**Total Taxpayers: 15,776**

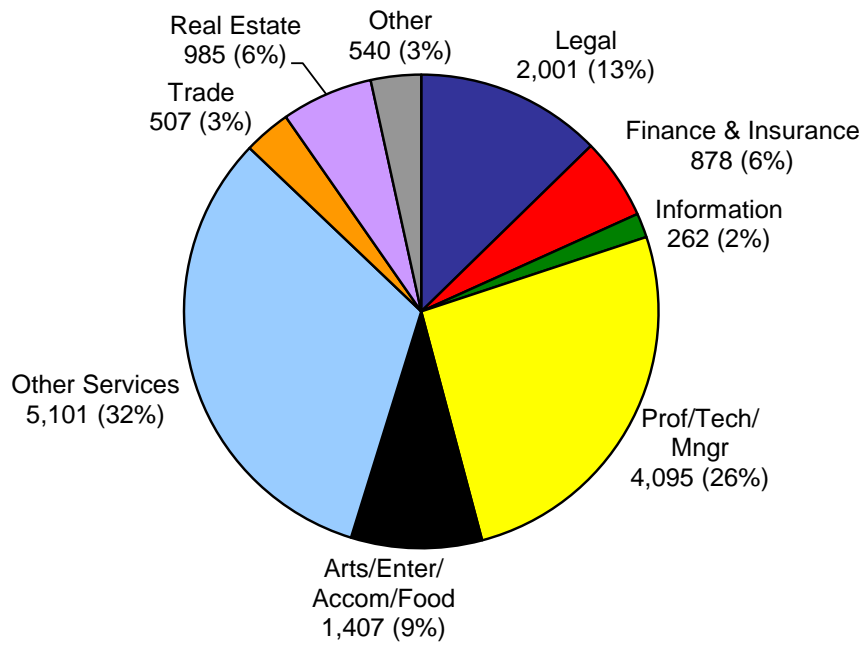
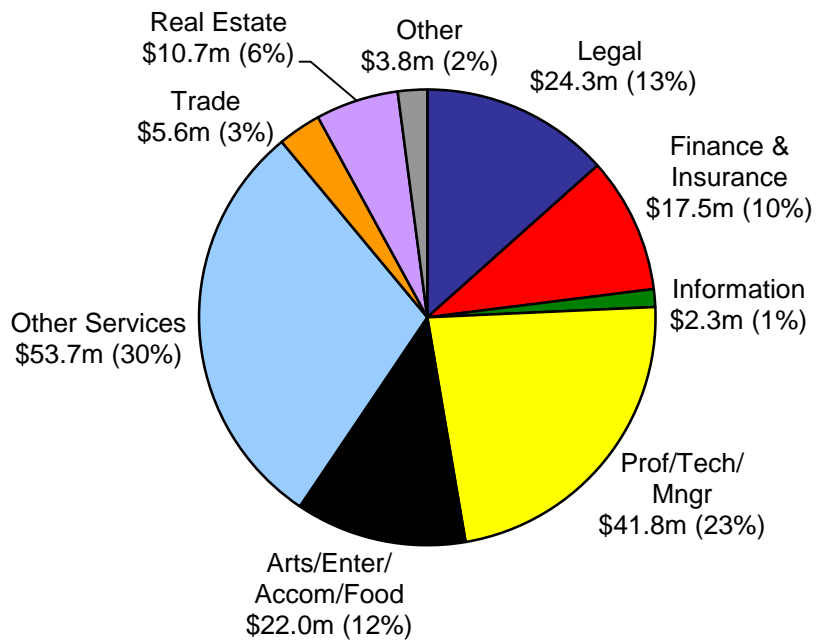


Table 32  
**2015 UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP LIABILITY  
BY INDUSTRY**

**Total Liability: \$181.5m**





**UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 33  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

<b>Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Legal</b>	<b>2,001</b>	<b>12.7 %</b>	<b>\$24,308</b>	<b>13.4 %</b>
<b>Finance &amp; Insurance</b>	<b>878</b>	<b>5.6</b>	<b>17,471</b>	<b>9.6</b>
Insurance	217	1.4	2,416	1.3
Securities & Commodities	626	4.0	14,420	7.9
Other Finance	35	0.2	634	0.3
<b>Information</b>	<b>262</b>	<b>1.7</b>	<b>2,293</b>	<b>1.3</b>
Broadcasting/Telecomm	26	0.2	142	0.1
Information Services/Data	73	0.5	970	0.5
Movies/Video/Sound	123	0.8	863	0.5
Publishing	40	0.3	318	0.2
<b>Prof/Tech/Managerial</b>	<b>4,095</b>	<b>26.0</b>	<b>41,819</b>	<b>23.0</b>
Accounting	330	2.1	2,313	1.3
Architectural/Engineering/Design	749	4.7	7,306	4.0
Computer-Related	288	1.8	2,106	1.2
Management/Science/Technical	887	5.6	11,346	6.3
Advertising/Public Relations	332	2.1	4,086	2.3
Other Prof/Tech/Managerial	1,509	9.6	14,660	8.1
<b>Arts/Enter/Accom/Food</b>	<b>1,407</b>	<b>8.9</b>	<b>21,997</b>	<b>12.1</b>
Accommodations & Food Services	79	0.5	951	0.5
Amusement	26	0.2	236	0.1
Performing Arts	1,302	8.3	20,809	11.5

(continued)

**UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 33 (continued)  
DISTRIBUTION BY INDUSTRY  
(\$ THOUSANDS)**

Industry	Number	% of Total	Liability	% of Total
<b>Other Services*</b>	<b>5,101</b>	<b>32.3 %</b>	<b>\$53,665</b>	<b>29.6 %</b>
Administration/Support	223	1.4	2,413	1.3
Education	126	0.8	833	0.5
Health Practitioners	4187	26.5	45,627	25.1
Other Health Care	85	0.5	1,003	0.6
Personal Service	353	2.2	2,828	1.6
Repair & Maintenance	22	0.1	118	0.1
Social Services	80	0.5	373	0.2
Miscellaneous Other Services	25	0.2	471	0.3
<b>Trade</b>	<b>507</b>	<b>3.2</b>	<b>5,569</b>	<b>3.1</b>
Durable Wholesale	130	0.8	1,207	0.7
Non-Durable Wholesale	89	0.6	1,009	0.6
Retail	288	1.8	3,352	1.8
<b>Real Estate</b>	<b>985</b>	<b>6.2</b>	<b>10,651</b>	<b>5.9</b>
Lessors of Real Estate	30	0.2	257	0.1
Brokers/Managers	641	4.1	6,765	3.7
Other Real Estate	314	2.0	3,630	2.0
<b>Other</b>	<b>540</b>	<b>3.4</b>	<b>3,766</b>	<b>2.1</b>
Construction	215	1.4	2,481	1.4
Manufacturing	60	0.4	419	0.2
Transportation & Utilities	28	0.2	195	0.1
Miscellaneous Other & Not Available	237	1.5	671	0.4
<b>TOTAL</b>	<b>15,776</b>	<b>100.0 %</b>	<b>\$181,539</b>	<b>100.0 %</b>

\* Civic, Professional, Sports and Similar Organizations, listed in last year's report as Religious & Civic Organizations, has been folded into Miscellaneous Other Services due to confidentiality restrictions.

**UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 34  
DISTRIBUTION BY LIABILITY PER RETURN**

<b>Liability per Return</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>
<b>\$300 or Less</b>	644	4.1 %	-\$63	0.0 %
<b>\$300 - \$1,000</b>	1,276	8.1	818	0.5
<b>\$1,000 - \$5,000</b>	3,680	23.3	9,964	5.5
<b>\$5,000 - \$10,000</b>	5,444	34.5	39,219	21.6
<b>\$10,000 - \$50,000</b>	4,317	27.4	80,569	44.4
<b>More than \$50,000</b>	415	2.6	51,031	28.1
<b>TOTAL</b>	<b>15,776</b>	<b>100.0 %</b>	<b>\$181,539</b>	<b>100.0 %</b>

**UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 35  
TOP TEN PERCENT AND TOP ONE PERCENT OF TAXPAYERS  
(\$ THOUSANDS)**

Industry	Top Ten Percent		Top One Percent	
	Number	Liability	Number	Liability
Legal	187	\$11,303	19	\$5,472
Finance & Insurance	149	11,715	19	6,534
Information	22	1,124	*	*
Prof/Tech/Managerial	362	18,229	35	6,064
Arts/Enter/Accom/Food	192	13,712	30	7,131
Other Services	496	21,785	35	5,517
Trade	44	2,434	*	*
Real Estate	101	4,917	*	*
Other	25	1,590	*	*
<b>TOTAL</b>	<b>1,578</b>	<b>\$86,809</b>	<b>158</b>	<b>\$34,112</b>

\* Numbers cannot be provided due to confidentiality restrictions.

**UNINCORPORATED BUSINESS TAX  
PROPRIETORSHIP TAXPAYERS  
TAX YEAR 2015**

**Table 36  
DISTRIBUTION BY ALLOCATION STATUS AND INDUSTRY  
(\$ THOUSANDS)**

<b>Allocation Status and Industry</b>	<b>Number</b>	<b>% of Total</b>	<b>Liability</b>	<b>% of Total</b>
<b>Multi-jurisdictional</b>	<b>1,389</b>	<b>8.8 %</b>	<b>\$23,472</b>	<b>12.9 %</b>
Legal	135	0.9	1,427	0.8
Finance & Insurance	103	0.7	3,327	1.8
Information	20	0.1	173	0.1
Prof/Tech/Managerial	398	2.5	4,834	2.7
Arts/Enter/Accom/Food	300	1.9	8,658	4.8
Other Services	290	1.8	2,866	1.6
Trade	58	0.4	888	0.5
Real Estate	36	0.2	357	0.2
Other	49	0.3	942	0.5
<b>100% N.Y.C.</b>	<b>14,026</b>	<b>88.9</b>	<b>153,835</b>	<b>84.7</b>
Legal	1,812	11.5	22,362	12.3
Finance & Insurance	756	4.8	13,785	7.6
Information	238	1.5	2,004	1.1
Prof/Tech/Managerial	3,628	23.0	35,608	19.6
Arts/Enter/Accom/Food	1,084	6.9	12,893	7.1
Other Services	4,721	29.9	49,970	27.5
Trade	434	2.8	4,521	2.5
Real Estate	932	5.9	10,186	5.6
Other	421	2.7	2,506	1.4
<b>Not Available</b>	<b>361</b>	<b>2.3</b>	<b>4,232</b>	<b>2.3</b>
<b>TOTAL</b>	<b>15,776</b>	<b>100.0 %</b>	<b>\$181,539</b>	<b>100.0 %</b>

# **APPENDICES**

## APPENDIX A

### **Description of the New York City Business Corporation Tax For Tax Year 2015**

In 2015, the State Legislature adopted comprehensive City corporate tax reform legislation that substantially conforms to the New York State corporate tax reform measures enacted in 2014 and 2015. The reformed City tax, referred to as the Business Corporation Tax, is codified in a new Subchapter 3-A of Chapter 6 of Title 11 of the NYC Administrative Code, which is effective for tax years beginning on or after January 1, 2015. The Business Corporation Tax merges the taxation of general business corporations, which were formerly taxable under the General Corporation Tax, and banking corporations, which were formerly taxable under the Banking Corporation Tax. The Business Corporation Tax does not, however, apply to S corporations (including qualified Subchapter S subsidiaries), as defined in the U.S. Internal Revenue Code. S corporations continue to be subject to the General Corporation Tax or the Banking Corporation Tax.

The Business Corporation Tax is imposed on all corporations (excluding S corporations), wherever organized, for the privilege of doing business, employing capital, owning or leasing property, or maintaining an office in New York City. Regulated utilities subject to the City Utility Tax are not subject to this tax. Insurance corporations pay no City business income taxes.

#### **Basis and Rate of Tax**

The tax is the greatest of the three amounts determined under the following liability calculations:

1. Business income allocated to the City and taxed at the appropriate rate shown below:
  - qualified manufacturing corporations: 4.425% - 8.85%
  - qualified small businesses: 6.5% - 8.85%
  - financial corporations: 9%
  - all other taxpayers: 8.85%
2. Business capital allocated to the City and taxed 0.15% up to a maximum tax of \$10 million.
3. A fixed-dollar minimum tax, which is a graduated amount ranging from \$25 where the taxpayer's City receipts are not over \$100,000 to \$200,000 where City receipts exceed \$1 billion.

A taxpayer's "business income" is its entire net income minus investment income and other exempt income. "Entire net income" means total net income from all sources, and is generally the same as federal taxable income, subject to various statutory modifications. (Real

estate investment trusts and regulated investment companies are subject to tax on “real estate investment trust taxable income” or “investment company taxable income,” respectively, as defined in the Internal Revenue Code, with certain modifications.) “Investment income” generally means income from stocks of non-unitary corporations held for investment for more than one year that meet certain statutory requirements. “Other exempt income” generally means certain income received from a controlled foreign corporation and certain dividends from unitary corporations.

“Business capital” means all assets, other than investment capital and stock issued by the taxpayer, less liabilities not deducted from investment capital. “Investment capital” generally means stocks of non-unitary corporations held by the taxpayer for investment for more than one year, less liabilities directly or indirectly attributable to investment capital.

### **Allocation**

A corporation is taxed on the City-allocated portion of its business income and business capital. Prior to the enactment of the Business Corporation Tax in 2015, the General Corporation Tax utilized a three-factor business allocation formula, the factors being property, payroll and receipts. Under legislation adopted in 2009, a 10-year phase-in was adopted in order to transition from the three-factor formula to a single-factor formula utilizing only receipts. The Business Corporation Tax incorporates the last three years of the phase-in schedule; the single-receipts factor will be fully phased-in beginning with the 2018 tax year. However, the Business Corporation Tax allows taxpayers with less than \$50 million of New York City receipts to make a one-time election to use the 2017 allocation percentage weights in tax years beginning after 2017. (The weights are 93% receipts, 3.5% property and 3.5% payroll.) In addition, under the Business Corporation Tax, customer location (typically based on mailing address) is used to determine the source of receipts from the performance of services, and new sourcing rules have been created for allocating income from financial instruments.

### **Credits**

To eliminate multiple taxation of the same income, the Business Corporation Tax allows a credit for corporations that are partners in firms subject to the unincorporated business tax. The credit is based upon the distributing partnership's UBT liability, and is applied against the corporate partner's tax liability.

Other credits against the tax are allowed for certain expenses (including real estate tax escalation payments) of taxpayers relocating into the City from outside New York State and creating employment opportunities, and for employment opportunities relocated to targeted areas within the City. Certain biotechnology firms are allowed a credit for qualifying expenditures related to research and development activities. Due to credits, some taxpayers may have liabilities below the fixed minimum tax.



## **Combined Reporting**

Groups of corporations may be permitted or required to file a combined return if they conduct a unitary business and meet a more-than-50% stock ownership test based on voting power. The stock ownership test is satisfied where one corporation directly or indirectly owns more than 50 percent of the stock of another corporation, or corporations are controlled by a common interest or by related parties through more-than-50% stock ownership. The combined group must include all domestic corporations, alien corporations deemed domestic corporations under the Internal Revenue Code or having effectively connected income, captive REITs and RICs, and combinable captive insurance companies. However, corporations subject to the General Corporation Tax or Banking Corporation Tax, and regulated utilities subject to the Utility Tax, cannot be included in a combined return under the Business Corporation Tax.

Taxpayers can also make an irrevocable commonly owned group election that requires combined reporting for a 7-year period. Under such an election, the group must include all unitary and non-unitary corporations that could be taxed under the business corporation tax and that meet the more-than-50% stock ownership test. Upon expiration, the election is automatically renewed for an additional 7 years unless the group affirmatively declines to renew. If the election is not renewed, a new election cannot be made for 3 years.

## **Filing Period**

The 2015 tax year includes all reported activity and income over a twelve-month period beginning between January 1, 2015 and December 31, 2015. In 2015, 55 percent of all COR filers reported on a calendar-year basis. Of these, all but 0.4 percent were full-year filers.

## APPENDIX B

### Description of the New York City General Corporation Tax For Tax Year 2015

Effective for tax years beginning on or after January 1, 2015, the NYC General Corporation Tax only applies to corporations that are S corporations and qualified subchapter S subsidiaries under the U.S. Internal Revenue Code. These corporations continue to file General Corporation Tax returns for tax years beginning on or after January 1, 2015 if they are otherwise taxable under the General Corporation Tax. Corporations that are not S corporations are subject to the Business Corporation Tax effective for tax years beginning on or after January 1, 2015.

The New York City General Corporation Tax (GCT) is imposed on all corporations, wherever organized, for the privilege of doing business, employing capital, owning or leasing property, or maintaining an office in New York City. Corporations that are subject to other special taxes, namely banking institutions and regulated utilities, are not subject to this tax. Insurance corporations pay no City business income taxes.

#### Basis and Rate of Tax

The tax is the greatest of the four amounts determined under the following liability calculations:

- Entire net income allocated to the City and taxed at 8.85 percent;
- Entire net income, increased by compensation paid to certain shareholders, reduced by a \$40,000 allowance, allocated to the City, multiplied by 15 percent and taxed at 8.85 percent (the “income-plus-compensation” base);<sup>3</sup>
- Business and investment capital allocated to the City and taxed at 0.15 percent up to a maximum of \$1 million;<sup>4</sup>
- A fixed minimum tax, which is a graduated amount ranging from \$25 where the taxpayer’s City receipts are not over \$100,000 to \$5,000 where City receipts exceed \$25 million.<sup>5</sup>

In addition, there is a tax of 0.075 percent on subsidiary capital allocated to the City.

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<sup>3</sup> A taxpayer is exempt from these calculations if its Federal gross income is less than \$250,000, its business allocation percentage is 100 percent, and it has no investment or subsidiary capital.

<sup>4</sup> See footnote 1.

<sup>5</sup> Where a combined return is filed, each taxable subsidiary included in the return must pay the fixed minimum tax. Taxpayers who are on extension with liability less than or equal to \$300 or a tax that is equal to another of the fixed minimum tax amounts are classified as minimum taxpayers.

“Entire net income” means the taxpayer's federal taxable income, computed without regard to an S corporation election, subject to certain modifications. Real estate investment trusts and regulated investment companies are subject to tax on “real estate investment trust taxable income” or “investment company taxable income,” respectively, as defined in the Internal Revenue Code, with certain modifications.

The income-plus-compensation base includes the total salaries and other compensation paid to every stockholder owning more than 5 percent of the taxpayer’s issued capital stock.

“Business capital” means all assets, other than subsidiary capital, investment capital, and stock issued by the taxpayer, minus short- and long-term liabilities not deducted from subsidiary or investment capital.

“Investment capital” means investments in corporate and governmental stocks, bonds, and other securities, other than subsidiary capital and stock issued by the taxpayer, minus total liabilities directly or indirectly attributable to investment capital.

“Subsidiary capital” means investments in the stock of subsidiaries and any indebtedness from subsidiaries (other than accounts receivable) on which interest is not claimed and deducted by the subsidiary on a GCT or BCT return, minus total liabilities directly or indirectly attributable to subsidiary capital. A subsidiary is a corporation whose stock is more than 50 percent owned by the taxpayer.

## **Allocation**

A corporation is taxed on the City-allocated portion of its business income and business capital. The City's taxable share of total business income and capital is allocated using the business allocation percentage (BAP), which, before 2009, was based upon the traditional three-factor formula (property, payroll, receipts), with manufacturers having the option of double-weighting their receipts factor. Beginning in tax year 2009, the GCT business allocation formula is revised by phasing in, over a 10-year period, a transition from the three-factor formula to a single-factor formula utilizing only receipts. Investment income and investment capital are allocated to the City according to the extent of activity within the City of the issuer of the investment; subsidiary capital is allocated based on the extent of the subsidiary's activity within the City. (Income from subsidiary capital is not taxable.)

## **Credits**

To eliminate multiple taxation of the same income, the GCT allows a credit for corporations that are partners in firms subject to the UBT. The credit is based upon the distributing partnership's UBT liability, and is applied against the corporate partner's tax liability.

Other credits against the tax are allowed for certain expenses (including real estate tax escalation payments) of taxpayers relocating into the City from outside New York State and creating employment opportunities, and for employment opportunities relocated to targeted areas within the City. Certain biotechnology firms are allowed a credit for qualifying expenditures

related to research and development activities. Due to credits, some taxpayers may have liabilities below the fixed minimum tax.

### **Combined Reporting**

Groups of corporations that are closely linked may be permitted or required to file a combined return. The general requirements for combined filing are as follows: the group must form a “unitary business,” for example, one in which the goods or services produced or acquired by one member of the group are acquired, used, or sold by other members of the group; 80 percent or more of the stock of the members of the combined group must be directly or indirectly owned by other members of the group, by the parent corporation, or by the same interests; and, filing on a separate basis would distort a corporation’s New York City activities, business, income, or capital. The filing of a combined return is mandatory where there are substantial inter-corporate transactions among the related corporations, regardless of the transfer prices charged in those inter-corporate transactions. In addition, a “captive” regulated investment company or real estate investment trust is required to be included in a combined return where a greater-than-50-percent ownership test is satisfied. When filing a combined return, the group’s tax liability is computed by summing information for all members of the group and subtracting inter-corporate transactions.

### **Filing Period**

The 2015 tax year includes all reported activity and income over a twelve-month period beginning between January 1, 2015 and December 31, 2015. In 2015, 93 percent of all GCT filers reported on a calendar-year basis. Of these, all but 1 percent were full-year filers. The tax period used under the GCT must conform to the federal tax year.

## APPENDIX C

### Description of the New York City Unincorporated Business Tax For Tax Year 2015

The New York City Unincorporated Business Tax (UBT) is imposed on partnerships, individuals, trusts, and estates that carry on or liquidate unincorporated businesses or professions wholly or partly within New York City. The tax also applies to corporations in liquidation. A tax return is required to be filed if the taxpayer's gross income, before any deduction for cost of goods sold or services performed, is greater than \$95,000.

#### **Basis and Rate of Tax**

The UBT is imposed at the rate of 4 percent on New York City taxable income. For proprietors, taxable income is based upon net profit from federal form 1040, Schedule C. For partnerships, taxable income is based upon net income from the partnership's federal form 1065. Taxpayers are required to make certain New York City modifications to this income, and the resulting amount is then allocated to New York City if the business is carried on both in and out of the City.

Individuals or unincorporated entities, other than dealers, are not considered to be unincorporated businesses subject to the UBT solely by reason of the purchase or sale of property or stock option contracts for their own account.<sup>6</sup> Investment partnerships and proprietorships may engage in limited business activity and still retain this self-trading exemption.

Owners, lessees, or fiduciaries that solely hold, lease, or manage real property are also not considered to be engaged in an unincorporated business. By contrast, dealers who hold real property primarily for sale to customers in the ordinary course of business are subject to the tax. Special rules apply to otherwise exempt taxpayers that operate a garage or other incidental business at the property for the benefit of the property's tenants.

#### **Allocation**

An unincorporated business is taxed on the City-allocated portion of its business income. Before 2009, total business net income was apportioned in accordance with the traditional three-factor formula based on property, payroll, and receipts, with manufacturers having the option of double-weighting their receipts factor. Beginning in tax year 2009, the formula is revised by phasing in, over a 10-year period, a transition from the three-factor formula to a single-factor formula utilizing only receipts. Investment income is allocated to the City according to the extent of activity within the City of the issuer of the investment.

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<sup>6</sup> An individual or entity is not disqualified from this exemption if it receives \$25,000 or less from other activities.

## **Exemptions and Credits**

Through a combination of exemptions and credits, no tax is levied on proprietorships with allocated net income of not more than \$100,000 and on partnerships with allocated net income of not more than the sum of \$90,000 plus \$10,000 times the number of active partners. A proprietorship is allowed one exemption of \$5,000 and another exemption of up to \$10,000 as an allowance for proprietor services. A partnership is allowed one \$5,000 exemption and another exemption of up to \$10,000 for each active partner's services. The allowance for services is in lieu of any other deduction for payments to a proprietor or partner for services or use of capital. Both partnerships and proprietorships with tax (after exemptions) of \$3,400 or less (e.g., income after exemptions not greater than \$85,000) receive a full credit and owe no tax. Entities with tax (after exemptions) of more than \$3,400 but less than \$5,400 receive a partial credit.

In order to eliminate multiple taxation of the same income, the UBT allows a credit for partnerships that are themselves partners in firms subject to the UBT. The partner receiving the distribution may take a UBT credit that is based upon the distributing partnership's UBT liability, and is applied against the partner's UBT liability.

Other credits against the tax are allowed for certain expenses (including real estate tax escalation payments) of taxpayers relocating into the City from outside New York State and creating employment opportunities, and for employment opportunities relocated to targeted areas within the City. Certain biotechnology firms are allowed a credit for qualifying expenditures related to research and development activities.

In addition, in order to address the double taxation of income under both the PIT and the UBT, partners and proprietors may take a credit against the New York City Personal Income Tax for a portion of their share of UBT paid.

## **Filing Period**

The 2015 tax year includes all reported activity and income over a twelve-month period that began between January 1, 2015 and December 31, 2015. In 2015, 96 percent of UBT filers reported on a calendar-year basis. The tax period used under the UBT must conform to the federal tax year.

## **APPENDIX D**

### **Methodology**

The Business Corporation Tax (COR), General Corporation Tax (GCT), and Unincorporated Business Tax (UBT) data are obtained from tax data files maintained by the Department of Finance for purposes of processing, recording, and monitoring the payment history of individual taxpayers. The Division of Tax Policy converted these tax files into an aggregate database in order to analyze various characteristics of the COR, GCT, and UBT. The distributions presented in this report reflect data that are as complete as possible. For tax year 2015, 95 percent of all COR taxpayers had filed annual returns, 97 percent of GCT taxpayers had filed annual returns, and 98 percent of UBT taxpayers had filed annual returns.

#### **Liability and Number**

The Finance Department's files contain COR, GCT, and UBT transactions, including declarations of estimated liability, quarterly estimated payments, applications for extensions, and annual returns. Liability was estimated based on either the tax reported on the annual return, or, if no annual return was filed, on the application for an extension. Liability excludes penalty and interest charges and is net of all refundable credits. The number of COR and GCT taxpayers refers to the number of annual returns received, or, if no annual return was filed, the number of applications for an extension received. The number of UBT taxpayers refers to the number of annual returns with liability before credits greater than zero, or, if no annual return was filed, the number of applications for an extension with liability greater than zero. Note the aggregate reported number of taxpayers and tax liabilities may not sum to the total values due to rounding.

#### **Industry**

The distributions by industry sector are based upon the NAICS (North American Industry Classification System) code, as reported by taxpayers. Since firms select the one code that best describes their national activity, some multi-jurisdictional firms may use a NAICS code that does not accurately reflect their New York City activity.

In cases where the codes were missing or incorrect, various procedures were employed to identify the correct values. Computer programs assigned codes based upon name and data from other tax years. Unidentified large taxpayers were assigned codes manually. By these means, almost 100 percent of corporate, partnership and proprietorship liability were ultimately identified by industry sector.

The report reflects additional verification of firms reporting as holding companies. Because under the NAICS system the definition of holding company is very broad, some taxpayers reported a holding company code when that code did not best describe the taxpayer's activity.

For UBT taxpayers, the sector groups differ from those commonly employed, in order to highlight the industries that are most significant to the UBT.

## **Form Type**

COR taxpayers use one of two types of annual returns, the NYC-2 or NYC-2A. Form NYC-2 is used by non-combined firms, other than S corporations, doing business, employing capital, owning or leasing property or maintaining an office in the City. Non-combined corporations that are a general or limited partner in a partnership that does business, employs capital, owns or leases property, maintains an office, or derives receipts from activity in the City are also required to file NYC-2. Form NYC-2A is used by corporations that meet these same criteria pertaining to business activity in the City but are combined corporations.

GCT taxpayers use one of four types of annual returns. The NYC-4S return, or the “short form,” may be used by firms that do not own investment or subsidiary capital, do not have any income that could be allocated outside New York City, and do not take certain deductions or special credits. Taxpayers whose federal gross income is less than \$250,000, whose business allocation percentage is 100 percent, and that have no investment or subsidiary capital, may use the simplified version of the short form, NYC-4S EZ. Corporations eligible to use NYC-4S EZ compute their taxes using only the entire net income base or fixed dollar minimum, whichever is greater, and are not subject to the alternative bases measured by business or investment capital or by entire net income plus compensation paid to certain shareholders. Firms that allocate income outside the City, own investment or subsidiary capital, or use certain deductions or special credits, must use the NYC-3L, or the “long form.” Some firms that are eligible to use the NYC-4S choose to report on the NYC-3L. The NYC-3A is used by combined groups of corporations.

UBT taxpayers use one of five types of annual returns. The NYC-204 is used by partnerships, including syndicates, groups, pools, or other unincorporated organizations. The NYC-204 EZ can be used by partnerships that are required to file an unincorporated business tax return but have: no tax liability; no New York City modifications; all business income allocated to New York City; no credit for unincorporated business tax paid; no partial exemption for investment activities; no investment income; no net operating loss; and unincorporated business gross income, after the allowance for active partners, that is not more than \$90,000. This form may also be used by partnerships that are not required to file but wish to disclaim any liability for tax because they are engaged solely in activities exempt from the tax. The NYC-202 is used by individuals, while the NYC-202EIN is used by estates and trusts. The NYC-202S is a simplified version of the NYC-202 and may be used by individuals who do not allocate business income, have no New York City modifications and have total income that is more than \$100,000.

## **Allocation**

Taxpayers were classified as multi-jurisdictional if their business allocation percentage (BAP) was less than 100.



## **APPENDIX E**

### **Glossary of Industry Sectors**

#### **Business Corporation Tax and General Corporation Tax Industries**

- **FINANCE AND INSURANCE** - credit agencies; firms engaged in banking, lending or financing activities; funds and trusts; securities and commodities brokers and dealers, exchanges; insurance agents and brokers; related industries.
- **REAL ESTATE** – lessors of real estate; property management; real estate brokers; related real estate activity.
- **MANUFACTURING** - apparel and textile; food and beverages; printing; machinery; computers and electronics; furniture; chemicals; other manufacturing.
- **PROFESSIONAL/TECHNICAL/MANAGERIAL SERVICES** – computer-related services; architectural, design and engineering services; management, scientific and technical; legal services; advertising, public relations and marketing; accounting; consulting; veterinary services; holding companies; other professional, technical, and managerial services.
- **OTHER SERVICES** - personal services; accommodations and food services; health care; entertainment, amusement and recreation; administrative and support services; repair services; education and social assistance; non-realty rental and leasing; miscellaneous other services.
- **INFORMATION** - motion pictures; information services and data processing; publishing; telecommunications; broadcasting.
- **TRADE** - retail and wholesale.
- **OTHER** – construction; transportation; unregulated utilities; agriculture; mining; unknown.

#### **Unincorporated Business Tax Industries**

- **LEGAL**
- **FINANCE AND INSURANCE** - credit agencies; firms engaged in banking, lending or financing activities; funds and trusts; securities and commodities brokers and dealers, exchanges; insurance agents and brokers; related industries.
- **INFORMATION** - motion pictures; information services and data processing; publishing; telecommunications; broadcasting.

- PROFESSIONAL/TECHNICAL/MANAGERIAL SERVICES - computer-related services; architectural, design and engineering services; management, scientific and technical; advertising, public relations and marketing; accounting; consulting; veterinary services; holding companies (partnerships only); other professional, technical, and managerial services.
- ARTS/ENTERTAINMENT/ACCOMMODATIONS/FOOD SERVICES - performing arts; amusements and recreation (includes museums); accommodations; food services and drinking places.
- OTHER SERVICES – health care; administrative and support services; personal services; non-realty rental and leasing services; education and social assistance; repair services; miscellaneous other services.
- TRADE - retail and wholesale.
- REAL ESTATE – lessors of real estate; property management; real estate brokers and related real estate activity.
- OTHER – construction; manufacturing; transportation and utilities; miscellaneous other and unknown.