INVESTMENT STRATEGIES AFTER THE NEW TAX ACT

MARTIN M. SHENKMAN, J.D., CPA



John Wiley & Sons, Inc.

This text is printed on acid-free paper.

Copyright © 1994 by Martin M. Shenkman Published by John Wiley & Sons, Inc.

All rights reserved. Published simultaneously in Canada.

Reproduction or translation of any part of this work beyond that permitted by Section 107 or 108 of the 1976 United States Copyright Act without the permission of the copyright owner is unlawful. Requests for permission or further information should be addressed to the Permissions Department, John Wiley & Sons, Inc., 605 Third Avenue, New York, NY 10158-0012.

This publication is designed to provide accurate and authoritative information in regard to the subject matter covered. It is sold with the understanding that the publisher is not engaged in rendering legal, accounting, or other professional services. If legal advice or other expert assistance is required, the services of a competent professional person should be sought. From a Declaration of Principles jointly adopted by a Committee of the American Bar Association and a Committee of Publishers.

Library of Congress Cataloging in Publication Data:

Shenkman, Martin M.

Investment strategies after the new tax act / by Martin M. Shenkman.

p. cm.

Includes index.

ISBN 0-471-01703-5 (cloth; acid-free)

ISBN 0-471-01699-3 (paper; acid-free)

1. Taxation—United States. 2. Investments—United States.

3. United States—Economic policy—1993— I. Title. HJ2381.S52 1994

336.2'00973—dc20

93-38727

Printed in the United States of America

10 9 8 7 6 5 4 3 2

DISCLAIMER

In the preparation of this book, effort has been made to offer current, correct, and clearly expressed information. Nonetheless, inadvertent errors can occur, and tax rules and regulations often change.

Further, the information in the text is intended to afford general guidelines on matters of interest to taxpayers. The application and impact of tax laws can vary widely from case to case, however, based on the specific or unique facts involved. Accordingly, the information in this book is not intended to serve as legal, accounting, or tax advice. Readers are encouraged to consult with professional advisers concerning specific matters before making any decision, and the author and publisher disclaim any responsibility for positions taken by taxpayers in their individual cases or for any misunderstanding on the part of readers. The information in this book is based on the Omnibus Budget Reconciliation Act of 1993 (Public Law 103-66), signed into law August 10, 1993. It was completed prior to the issuance of any regulations, rulings, or notices interpreting the new tax act. Therefore, current tax advice must be obtained prior to taking any actions based on the discussions herein.

ACKNOWLEDGMENTS

I would like to thank a number of people who were of considerable assistance in the preparation of this book: Michael Hamilton of John Wiley & Sons, whose support and encouragement were outstanding, as usual; Steven Subelsk, of Sidney Noveck & Company, CPAs, Southfield, Michigan, for his review of the manuscript; Richard Feldand, Jay Levine, of Feld Marks & Co., Teaneck, New Jersey, for their review of the manuscript; Mark A. Goldsmith of Herrick, Feinstein, New York, New York, for his review of the manuscript; Kramer, Regen, Benz & Zitolo, CPAs, PC, New York, for their preparation of the tables illustrating the tax effects of the Clinton Tax Act; and Gary M. Hoffman, CPA, of Nardone & Hoffman, PC, New York, for his review of the manuscript. Any errors or omissions are my own.

MARTIN M. SHENKMAN

Teaneck, New Jersey December 1993

CONTENTS

	ONE	_
IN	TRODUCTION	1
1	A PERSPECTIVE ON THE CLINTON TAX ACT The Clinton Tax Act, 3 What Happened to "Tax Simplification?," 4 Themes That Affected Tax Act, 4 How to Begin Planning, 5 What the Government Should Really Be Doing, 6 Conclusion, 6	3
	T TWO IANGES AFFECTING ALL INVESTORS	9
2	HIGHER TAX RATES TAKE A BIGGER BITE Overview of How Individual Taxpayers Are Taxed, 11 Higher Tax Rates, 16 What the New Rates Mean to Investors, 18 Marriage Penalty: More Costly to Tie the Knot, 22 Energy Tax, 23 Conclusion, 23	11
3	CAPITAL GAINS TAX BENEFITS ARE BACK Capital Gains Taxed at Favorable Rate under New Rules, 24 Basic Rules for Capital Gains, 25 Capital Gains and Losses, 27 Capital Gains Effect on an Investment and Business Transactions, 29 Special Rules Limiting Ability to Realize Capital Gains on Sales of Partnership Interests, 39 New Rules to Prevent Improper Conversion of Ordinary Income into Capital Gains, 39 Conclusion, 40	24
4	THE ALTERNATIVE MINIMUM TAX TOUGHER AND MORE COMPLEX THAN EVER What Is the AMT and How Did the Clinton Tax Act Change It?, 41	41

x CONTENTS

How the AMT Is Calculated, 42 Preference Items and Adjustments That Increase Your AMT Income, 42 Exemption Amount, 46 AMT Credit, 47 Planning for the AMT, 48 Conclusion, 50	
ESTATE AND GIFT TAXES: IT'S HARDER TO GIVE YOUR CHILDREN WHAT YOU'VE MANAGED TO KEEP Estate Tax, 51 Gift Tax, 53 Generation Skipping Transfer Tax, 55 Changes Affecting Estate, Gift, and Generation Skipping Transfer Taxes, 58 Estate Planning Following the Clinton Tax Act, 60 Changes Affecting How Trusts and Estates Are Taxed for Income Tax Purposes, 68 Conclusion, 74	51
CHARITABLE GIVING IT'S HARDER TO BE NICE! General Rules for Charitable Deductions, 75 Determining the Income Tax Deduction for Your Contribution, 76 Alternative Minimum Tax Considerations, 77 How Charitable Contributions Must Be Reported to the IRS, 78 Strict Requirements for Documenting Contributions, 79 Valuations Report by IRS, 80 Conclusion, 81	75
MISCELLANEOUS CHANGES AFFECTING INVESTORS Investment Interest Limitation, 82 Permanent Phaseout of Itemized Deductions, 88 Permanent Phaseout of Personal Exemptions, 89 Estimated Tax Filing, 89 Installment Payment Rules Affecting When You Pay Your Taxes, 91 Penalty for Substantial Understatement of Taxes, 92 Interest on Tax Refunds, 92 Refunds Resulting from Retroactive Changes, 93 Conclusion, 94	82

	THREE SIDENTIAL REAL ESTATE INVESTMENTS	95
8	HOW RESIDENTIAL REAL ESTATE INVESTMENTS ARE AFFECTED Tax Rates and Capital Gains Affecting Your Investment, 97 Tax Advantages of Larger Mortgages, 98 Other Tax Changes Affecting Home Ownership, 100 Moving Expenses Restricted, 100 Conclusion, 104	97
9	DISASTER RELIEF: TAX HELP FOR FLOOD, HURRICANE, AND OTHER DAMAGE Overview of Tax Rules Affecting Casualty Losses, 105 Defining a Casualty Loss for Tax Purposes, 105 Determining the Tax Year in Which to Take Your Deduction, 106 Limitations and Restrictions on Deducting Casualty Losses, 107 How the Taxable Loss Is Calculated, 109 How to Prove Your Loss to the IRS, 109 How to Avoid Tax on Insurance Proceeds Received as a Result of a Disaster, 110 Conclusion, 111	105
10	LOW-INCOME HOUSING CREDIT: TAX BENEFIT FOR INVESTING IN RESIDENTIAL REAL ESTATE Set-Aside Requirement, 112 Miscellaneous Requirements, 113 Determining the Eligible Basis in a Low-Income Housing Project, 113 The Portion of the Eligible Basis Determining the Credit, 115 Two-Tier Credit Structure, 115 State Limitations Affecting the Credit, 116 How to Determine the Credit, 116 Limitations Affecting the Claimable Credit, 116 Recapture of the Credit, 117 Conclusion, 118	112
	FOUR MMERCIAL REAL ESTATE INVESTMENTS	119
11	HOW COMMERCIAL REAL ESTATE INVESTMENTS ARE AFFECTED	121

The Effect of Lower Tax Rates and Capital Gains on Real Estate Investments, 121

	Payments to Partners That Affect Real Estate Partnerships, 122 Avoidance of Debt Discharge Income on Some Real Estate Debt, 122 Expansion of Reporting Requirements for Discharge of Debt, 127	
	Real Estate Investments by Tax-Exempt Organizations, 127 Special Rules Affecting Real Estate Rental Activities within Empowerment Zones and Enterprise Communities, 127	
12	Conclusion, 127 PASSIVE LOSS RULES—EASIER FOR SOME BUT	
	NOT ALL	128
	Overview of the Passive Loss Rules, 128 Treatment of Tax Losses That Cannot Be Deducted Currently, 129	
	Types of Taxpayers Subject to the Passive Loss Limitation Rules, 131	
	What Is an Activity?, 132 Categorizing Income, Losses, and Business Activities, 133 Conclusion, 144	
13	DEPRECIATION PLANNING FOR COMMERCIAL REAL ESTATE	145
	Expensing Deduction, 145 Longer Depreciation Period for Commercial Real Estate, 145	
	Leasehold Improvements Are Subject to Absurd Depreciation Results, 147	
	Ancillary Tax Changes That Affect Depreciation Planning, 151 Planning Ideas to Maximize Depreciation Tax	
	Benefits, 152 Conclusion, 156	
	FIVE OSELY HELD BUSINESS INVESTMENTS	157
14	BUSINESS	159
	C Corporations, 160 S Corporations, 173 Limited Liability Companies, 179	
	Partnerships, 180 Miscellaneous Changes Affecting Business, 188 Conclusion, 193	

15	SPECIAL TAX BENEFITS FOR QUALIFYING BUSINESSES	194
	Investments in Qualified Specialized Small Business Investment Companies (SSBICs), 194	
	Capital Gains Exclusions for Qualifying Small Business Stock, 195	
	Business Owners in Targeted Development Areas: Empowerment Zones and Enterprise Communities, 198 Special Tax-Exempt Financing for Businesses in	
	Qualifying Zones, 200 Community Development Corporations, 200 Special Incentives to Promote Investment in Indian Reservations, 201	
	Investment Tax Credit, 201 Conclusion, 202	
16	EMPLOYEES AND HEALTH CARE COSTS Social Security Taxes, 203	203
	Pension Limitations That Make Retirement Saving Harder, 204	
	Health Insurance Deductions for the Self-Employed, 206 Increased Withholding on Bonuses, 207	
	Social Security Taxes on Tips, 207 Tax Credits to Hire New Employees, 208	
	New Rules for Employer Reimbursement of Moving Expenses, 209	
	Limitation on Deducting Compensation over \$1 Million, 210 Educational Assistance for Employees, 210 Conclusion, 211	
17	BUSINESS DEPRECIATION DEDUCTIONS AND TAX CREDITS	212
	Elective Expensing Increased, 212 Real Estate Affected by Longer Write-Offs, 214 New Rules for Amortizing (Deducting) Intangibles, 214 AMT Depreciation Rules Changed, 221	
	Research Tax Credit Reinstated and Extended, 222 Conclusion, 225	
PART		225
O1	HER TYPES OF INVESTORS	227
18	SENIOR CITIZENS AND RETIRED INVESTORS Social Security, 229	229
	Planning for the New Social Security Rules, 232 Rental Real Estate Losses Affected by Social Security Changes, 234	

INDEX

Conclusion, 236	
STOCK, BOND, AND OTHER INVESTORS AND DEALERS	237
Tax Rates and Other Changes Affecting Investment Strategies, 237	
Small Issue Bonds, 244	
Programs, 244	
Stripped Preferred Stock Subject to Original Issue	
Investment Interest Limitation Rules, 246	
Anticonversion Rules That Prevent Turning Ordinary	
Securities Dealers Required to Use Mark-to-Market Accounting, 249	
Conclusion, 251	
DIVORCED INVESTORS	252
Should You File a Joint or Separate Return?, 252 Medical Care Payments for Children, 253 Relative Advantage of Capital Gains Can Affect Strategy in Nagotiating Property September 252	
Passive Loss Limitation Rules, 255	
Conclusion, 257	
TAX-EXEMPT INVESTORS	258
Tax-Exempt Investors and UBTI, 258	
Partnerships with Tax-Exempt and Non-Tax-Exempt Partners, 259	
Conclusion, 266	
SSARY	267
	STOCK, BOND, AND OTHER INVESTORS AND DEALERS Tax Rates and Other Changes Affecting Investment Strategies, 237 Small Issue Bonds, 244 Qualified Mortgage Bonds and Mortgage Credit Certified Programs, 244 Private Activity Bonds, 244 Discounts on Tax-Exempt Bonds, 244 Stripped Preferred Stock Subject to Original Issue Discount Rules, 245 Investment Interest Limitation Rules, 246 Anticonversion Rules That Prevent Turning Ordinary Income into Capital Gains, 246 Securities Dealers Required to Use Mark-to-Market Accounting, 249 Conclusion, 251 DIVORCED INVESTORS Should You File a Joint or Separate Return?, 252 Medical Care Payments for Children, 253 Relative Advantage of Capital Gains Can Affect Strategy in Negotiating Property Settlements, 253 Estate and Gift Changes, 254 Moving Expense Deduction Changed, 255 Passive Loss Limitation Rules, 255 Expensing Deduction, 256 Higher Corporate Tax Rates, 256 Repeal of Luxury Tax Conclusion, 257 TAX-EXEMPT INVESTORS Tax-Exempt Investors and UBT1, 258 Partnerships with Tax-Exempt and Non-Tax-Exempt Partners, 259 Exceptions to UBT1 Rules, 260 Title Holding Companies, 263 Tax-Exempt Organizations' Investments in REITs, 263 Tax-Exempt Organizations' Investments in MLPs, 265

279

PART ONE

INTRODUCTION

A Perspective on the Clinton Tax Act

THE CLINTON TAX ACT

Few investors will escape the effects of the Revenue Reconciliation Act of 1993, Title XIII of the Omnibus Budget Reconciliation Act (OBRA) 1993, passed by Congress on August 6, 1993 (the Clinton Tax Act). President Clinton's February 17, 1993, speech promised the most sweeping tax bill since the Tax Reform Act of 1986. The changes finally enacted in fact affect large corporations, closely held or smaller businesses, wealthy taxpayers, middle-income and low-income taxpayers, employees, investors of all types, retired persons, and other taxpayers.

The nature of the changes represent a dramatic departure from the Tax Reform Act of 1986 philosophy of simplification (maybe only by comparison with the Clinton Tax Act), lower rates (those are gone), and the goal of removing tax considerations from investment planning (only at your own peril). Tax rates are higher, incentives for certain types of investments will affect investment strategies, and complexity is back. With such dramatic changes, affecting almost every taxpayer, the 1993 tax bill is important for every investor to understand. The effects can be substantial. The changes in tax planning as compared with the years after the Tax Reform Act of 1986 and before 1993 are substantial. Great caution and diligence should be exercised.

This book explains how every investor will be affected by the Clinton Tax Act. It provides practical advice about revising your investments to profit from opportunities created and to minimize the cost of rate increases and other changes. Tips and traps are highlighted to help guide you through post-Clinton investing. Examples and other materials that you can use in your tax planning are included to help illustrate the new rules. A glossary will help you through the maze.

WHAT HAPPENED TO "TAX SIMPLIFICATION?"

The death knell has been sounded for the principles underlying the Tax Reform Act of 1986. Taxes will again assume their common historic role of stimulating investment; tax rate disparities will encourage tax-oriented investment strategies (although tax shelters may still be a dirty word, many investors will be looking for them); and the progressive tax rates have been enhanced so the more you make, the more you pay. Any thought of a flat tax or tax simplification is gone.

THEMES THAT AFFECTED TAX ACT

President Clinton stressed several principles underlying his tax package. Whether or not the Clinton Tax Act achieves the stated goals, these principles can help you anticipate and understand many of the tax changes described in later chapters.

Investment and Not Consumption

A major theme was to promote investment. Therefore, numerous consumption-oriented spending deductions have been further limited. For example, business entertainment deductions, club dues, and travel expenses for spouses have all been severely restricted. These changes highlight a trend that will have a much harsher effect on investors than many realize. The Clinton Tax Act, like several tax acts before it, has severely restricted a broad range of deductions. These restrictions often affect legitimate business and investment deductions that you have incurred and have paid for. The result is that the top tax rates you read about are really much worse than they sound because the deductions you can claim before applying those tax rates are so limited. Thus, not only have rates increased, but the income that will be taxed has increased as well. The result is a much higher actual tax bite.

The objective of stimulating investment utilizes job incentives, various tax deductions to encourage investment in hard assets (equipment and fixtures), and credits to encourage investment in special areas. Tax implications of investments have reassumed their historically important role.

Small Business

Several investment incentives have been targeted for small businesses where, historically, the most jobs have been created. President Clinton stated that the changes will contain the most significant benefits for small business in history. Whether they are that significant is doubtful, but every investor in a small business should pay careful attention since proper planning will be necessary to take the most advantage of the new benefits. For example, certain tax incentives are available to businesses investing in other qualified small businesses. The deduction for investments in equipment has been increased. But, as you will see in this book, not only are the incentives extremely complicated, they are often not nearly as generous as they may have sounded initially.

Commitment to Children and Strengthening of Families

The President promised several broad programs to benefit children and families. Increases in the earned income credit to help lower income workers is an example of the changes made to achieve this objective. Since these incentives generally do not affect investors, they are not discussed in any detail.

Job Creation

The President made job creation incentives an important part of the Tax Act. Job tax credits for creating new jobs as well as the various investment incentives should encourage job creation.

Closing Loopholes

The President has promised to further close tax "loopholes." Many of these relate to business entertainment and travel deductions. This has long been a favorite loophole to attack.

HOW TO BEGIN PLANNING

The first step in planning your investments following the Clinton Tax Act is to begin to understand the changes that were made. This process cannot stop, however, with this book. For many years to come,

6 INTRODUCTION

the Internal Revenue Service (IRS) will be issuing rulings and regulations that interpret and apply the Clinton Tax Act changes. You must then assess how the changes are likely to affect your personal investment strategies so that you can plan the steps you will take to achieve your goals. The Tips highlighted throughout this book should give you ideas for beginning this process. Where your income is sizable, or your situation complex, your next step should be to discuss your plan with your tax adviser. Like all major tax acts, the Clinton Tax Act is full of complex rules, exceptions, and special provisions, so professional help is always advisable.

WHAT THE GOVERNMENT SHOULD REALLY BE DOING

The approach taken in the Clinton Tax Act is wrong. What is most needed to achieve growth is consistency, savings incentives, and simplicity. Even in an unfavorable tax environment, business can grow if it knows the rules of the game. Unfortunately, Congress has changed the tax rules so often that the only certainty is that the rules will change again. When evaluating an investment, a common step is to project the net of tax return over the life of the investment, discount it back to present dollars, and evaluate the merits of the investment compared with its cost. Since the tax rules change significantly every few years, business must discount projected returns at a higher rate to reflect the increased risk. This does not bode well for investment. The Clinton Tax Act, with its about-face from many of the principles of the 1986 Tax Reform Act, will only exacerbate this problem.

Savings and investment incentives are critical to the rebuilding of the economy. But the Clinton Tax Act, with increased tax rates and more restrictions on pensions and other similar changes, really does not promote savings to the extent that it should.

Finally, as the rest of this book will demonstrate, simplicity is not a word to use to describe the Clinton Tax Act

CONCLUSION

The Clinton Tax Act has affected hundreds of provisions in the Internal Revenue Code. This chapter has highlighted several miscellaneous changes that will affect a broad cross section of investors. The key

point is that the changes are numerous and complex, and can have costly results. Caution must be exercised in any tax planning.

Like all too many tax acts, the Omnibus Budget Reconciliation Act of 1993 means that you must face the daunting tasks of understanding the new rules, adjusting your investment, business, and financial plans accordingly, and bearing additional tax costs and professional fees. About the only solace is that those who are diligent will reap the benefits of lower tax costs and better net of tax investment returns. Be cautious, however; as is true of any tax legislation, the interpretation of these new laws will require future rulings, regulations, and court cases. Be certain to consult with your tax, investment, legal, pension, insurance, and other advisers before making any decision. Good luck.