

OFFICE WEST VIRGINIA SECRETARY OF STATE

WEST VIRGINIA LEGISLATURE

SECOND REGULAR SESSION, 2014

ENROLLED

COMMITTEE SUBSTITUTE FOR

House Bill No. 4184

(By Mr. Speaker, (Mr. Miley) and Delegate Armstead)

Passed March 8, 2014

In effect ninety days from passage.

FILED

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FOR

H.B. 4184

(BY MR. SPEAKER (MR. MILEY)
AND DELEGATE ARMSTEAD)

[Passed March 8, 2014; in effect ninety days from passage.]

AN ACT to amend and reenact §5B-2E-3, §5B-2E-4, §5B-2E-5, §5B-2E-7, §5B-2E-7a, §5B-2E-8 and §5B-2E-11 of the Code of West Virginia, 1931, as amended, and to amend said code by adding thereto a new section, designated §5B-2E-7b, all relating generally to the West Virginia Tourism Development Act; providing, modifying or eliminating certain definitions; removing requirement for engagement of a consulting firm to review proposed projects; imposing application filing fee; providing additional criteria for evaluation of applications; eliminating limitation on total amount of tourism development expansion project tax credits for all approved companies each calendar year; providing increased tax credit amounts for projects located on or adjacent to state and federal recreational property; establishing tax credit for qualified professional services destination facilities under certain circumstances; specifying benefits upon application

and review; providing certain limitations on benefits; authorizing rulemaking by the Tax Commissioner; providing for recapture; extending the deadline for project applications; and making technical corrections.

Be it enacted by the Legislature of West Virginia:

That §5B-2E-3, §5B-2E-4, §5B-2E-5, §5B-2E-7, §5B-2E-7a, §5B-2E-8 and §5B-2E-11 of the Code of West Virginia, 1931, as amended be amended and reenacted, and that said code be amended by adding thereto a new section, designated §5B-2E-7b, all to read as follows:

ARTICLE 2E. WEST VIRGINIA TOURISM DEVELOPMENT ACT.

§5B-2E-3. Definitions.

- 1 As used in this article, unless the context clearly indicates 2 otherwise:
- 3 (1) "Agreement" means a tourism development agreement
- 4 entered into, pursuant to section six of this article, between the
- development office and an approved company with respect to a
- 6 project.
- 7 (2) "Approved company" means any eligible company
- 8 approved by the development office pursuant to section five of
- 9 this article seeking to undertake a project.
- 10 (3) "Approved costs" means:
- 11 (a) Included costs:
- 12 (i) Obligations incurred for labor and to vendors, contractors,
- 13 subcontractors, builders, suppliers, delivery persons and material
- 14 persons in connection with the acquisition, construction,
- 15 equipping or installation of a project;
- 16 (ii) The costs of acquiring real property or rights in real
- 17 property and any costs incidental thereto;

- 18 (iii) The cost of contract bonds and of insurance of all kinds 19 that may be required or necessary during the course of the 20 acquisition, construction, equipping, or installation of a project 21 which is not paid by the vendor, supplier, delivery person, 22 contractor or otherwise provided;
- 23 (iv) All costs of architectural and engineering services, 24 including, but not limited to: Estimates, plans and specifications, 25 preliminary investigations and supervision of construction, 26 installation, as well as for the performance of all the duties 27 required by or consequent to the acquisition, construction, 28 equipping or installation of a project;
- 29 (v) All costs required to be paid under the terms of any 30 contract for the acquisition, construction, equipping or 31 installation of a project;
- (vi) All costs required for the installation of utilities, including, but not limited to: Water, sewer, sewer treatment, gas, electricity, communications and off-site construction of utility extensions to the boundaries of the real estate on which the facilities are located, all of which are to be used to improve the economic situation of the approved company in a manner that allows the approved company to attract persons; and
- (vii) All other costs comparable with those described in thissubdivision:
- 41 (b) Excluded costs. - The term "approved costs" does not 42 include any portion of the cost required to be paid for the 43 acquisition, construction, equipping or installation of a project 44 that is financed with governmental incentives, grants or bonds or 45 for which the eligible taxpayer elects to qualify for other tax 46 credits, including, but not limited to, those provided by article 47 thirteen-q, chapter eleven of this code. The exclusion of certain 48 costs of a project under this paragraph (b) does not automatically 49 disqualify the remainder of the costs of the project.

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- 50 (4) "Base tax revenue amount" means the average monthly 51 amount of consumer sales and service tax collected by an 52 approved company, based on the twelve-month period ending 53 immediately prior to the opening of a new tourism development 54 project for business or a tourism development expansion project, 55 as certified by the State Tax Commissioner.
- 56 (5) "Development office" means the West Virginia 57 Development Office as provided in article two of this chapter.
- 58 (6) "Crafts and products center" means a facility primarily 59 devoted to the display, promotion and sale of West Virginia 60 products and at which a minimum of eighty percent of the sales 61 occurring at the facility are of West Virginia arts, crafts or 62 agricultural products.
- 63 (7) "Eligible company" means any corporation, limited 64 liability company, partnership, limited liability partnership, sole 65 proprietorship, business trust, joint venture or any other entity 66 operating or intending to operate a project, whether owned or 67 leased, within the state that meets the standards required by the 68 development office. An eligible company may operate or intend 69 to operate directly or indirectly through a lessee.
 - (8) "Ineligible company" means any West Virginia pari-mutuel racing facility licensed to operate multiple video lottery machines as authorized by article twenty-two-a, chapter twenty-nine of this code or any limited lottery retailer holding a valid license issued under article seven, chapter sixty of this code.
- 76 (9) "Entertainment destination center" means a facility 77 containing a minimum of two hundred thousand square feet of 78 building space adjacent or complementary to an existing tourism 79 attraction, an approved project, or a major convention facility 80 and which provides a variety of entertainment and leisure 81 options that contain at least one major theme restaurant and at

limited to, live entertainment, multiplex theaters, large-format theaters, motion simulators, family entertainment centers, concert halls, virtual reality or other interactive games, museums, exhibitions or other cultural and leisure time

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least three additional entertainment venues, including, but not

- activities. Entertainment and food and drink options shall occupy
 a minimum of sixty percent of total gross area, as defined in the
- 89 application, available for lease and other retail stores shall
- 90 occupy no more than forty percent of the total gross area 91 available for lease.
- 92 (10) "Final approval" means the action taken by the 93 executive director of the development office qualifying the 94 eligible company to receive the tax credits provided in this 95 article.
- 96 (11) "Project" means a tourism development project and/or 97 a tourism development expansion project administered in 98 accordance with the provisions of this article.
- 99 (12) "Qualified professional services destination facility"
 100 means a facility with a minimum qualified investment, as
 101 defined in this article, of not less than \$80 million physically
 102 located in this state and adjacent or complementary to a historic
 103 resort hotel, which primarily furnishes and provides personal or
 104 professional services, or both types of services, to individuals
 105 who primarily are residents of another state or foreign county.
 - (13) "State agency" means any state administrative body, agency, department, division, board, commission or institution exercising any function of the state that is not a municipal corporation or political subdivision.
- 110 (14) "Tourism attraction" means a cultural or historical site.
 111 a recreation or entertainment facility, an area of natural
 112 phenomenon or scenic beauty, a West Virginia crafts and
 113 products center, or an entertainment destination center or a

- 114 qualified professional services destination facility. A project or
- 115 tourism attraction does not include any of the following:
- 116 (A) Lodging facility, unless:
- 117 (i) The facility constitutes a portion of a project and
- 118 represents less than fifty percent of the total approved cost of the
- 119 project, or the facility is to be located on recreational property
- 120 owned or leased by the state or federal government and the
- 121 facility has received prior approval from the appropriate state or
- 122 federal agency;
- 123 (ii) The facility involves the restoration or rehabilitation of
- 124 a structure that is listed individually in the national register of
- 125 historic places or is located in a national register historic district
- 126 and certified by the state historic preservation officer as
- 127 contributing to the historic significance of the district and the
- 128 rehabilitation or restoration project has been approved in
- 129 advance by the state historic preservation officer; or
- (iii) The facility involves the construction, reconstruction,
- 131 restoration, rehabilitation or upgrade of a full-service lodging
- 132 facility or the reconstruction, restoration, rehabilitation or
- 133 upgrade of an existing structure into a full-service lodging
- 134 facility having not less than five hundred guest rooms, with
- 135 construction, reconstruction, restoration, rehabilitation or
- 136 upgrade costs exceeding ten million dollars;
- (B) A facility that is primarily devoted to the retail sale of
- 138 goods, other than an entertainment destination center, a West.
- 139 Virginia crafts and products center or a project where the sale of
- 140 goods is a secondary and subordinate component of the project;
- 141 and
- (C) A recreational facility that does not serve as a likely
- 143 destination where individuals who are not residents of the state
- 144 would remain overnight in commercial lodging at or near the
- 145 project or existing attraction.

146 (15) "Tourism development project" means the acquisition, 147 including the acquisition of real estate by a leasehold interest 148 with a minimum term of ten years, construction and equipping 149 of a tourism attraction; the construction and installation of 150 improvements to facilities necessary or desirable for the acquisition, construction, installation of a tourism attraction, 151 152 including, but not limited to, surveys, installation of utilities, 153 which may include water, sewer, sewage treatment, gas, 154 electricity, communications and similar facilities; and off-site 155 construction of utility extensions to the boundaries of the real 156 estate on which the facilities are located, all of which are to be 157 used to improve the economic situation of the approved 158 company in a manner that allows the approved company to 159 attract persons, but does not include a project that will be 160 substantially owned, managed or controlled by an eligible 161 company with an existing project located within a ten mile 162 radius, or by a person or persons related by a family relationship, 163 including spouses, parents, children or siblings, to an owner of 164 an eligible company with an existing project located within a ten 165 mile radius.

166 (16) "Tourism development expansion project" means the acquisition, including the acquisition of real estate by a leasehold 167 interest with a minimum term of ten years; the construction and 168 169 installation of improvements to facilities necessary or desirable 170 for the expansion of an existing tourism attraction including, but 171 not limited to, surveys, installation of utilities, which may 172 include water, sewer, sewage treatment, gas, electricity, 173 communications and similar facilities; and off-site construction 174 of utility extension to the boundaries of real estate on which the 175 facilities are located, all of which are to be used to improve the 176 economic situation of the approved company in a manner that 177 allows the approved company to attract persons.

(17) "Tourism development project tax credit" means the tourism development project tax credit allowed by section seven of this article.

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- 181 (18) "Tourism development expansion project tax credit"
- 182 means the tourism development expansion project tax credit
- 183 allowed by section seven-a of this article.

§5B-2E-4. Additional powers and duties of the development office.

- 1 The development office has the following powers and duties,
- 2 in addition to those set forth in this case, necessary to carry out
- 3 the purposes of this article including, but not limited to:
- 4 (1) Make approval of all applications for projects and enter
- 5 into agreements pertaining to projects with approved companies;
- 6 (2) Employ fiscal consultants, attorneys, appraisers and other
- 7 agents as the executive director of the development office finds
 - necessary or convenient for the preparation and administration
- 9 of agreements and documents necessary or incidental to any
- 10 project; and
- 11 (3) Impose and collect fees and charges in connection with
- 12 any transaction.
- 13 (4) Impose and collect from the applicant a non-refundable
- 14 application fee in the amount of \$10,000 to be paid to the
- 15 Development Office when the application is filed.

§5B-2E-5. Project application; evaluation standards; approval of projects.

- 1 (a) Each eligible company that seeks to qualify a project for
- 2 the tourism development project tax credit provided by section
- 3 seven of this article, or for the tourism development expansion
- 4 project tax credit provided by section seven-a of this article, as
- 5 applicable, must file a written application for approval of the
- 6 project with the Development Office.
- 7 (b) With respect to each eligible company making an
- 8 application to the Development Office for a tourism
- 9 development project tax credit or a tourism development

- 10 expansion project tax credit, the Development Office shall make
- 11 inquiries and request documentation, including a completed
- 12 application, from the applicant that shall include: A description
- 13 and location of the project; capital and other anticipated
- 14 expenditures for the project and the sources of funding therefor:
- 15 the anticipated employment and wages to be paid at the project;
- 16 business plans that indicate the average number of days in a year
- 17 in which the project will be in operation and open to the public;
- 18 and the anticipated revenues and expenses generated by the
- 19 project.
- 20 (c) On and after the effective date of this section as amended
- 21 in 2014, the executive director of the Development Office,
- 22 within sixty days following receipt of an application or receipt
- 23 of any additional information requested by the Development
- 24 Office respecting the application, whichever is later, shall act to
- 25 grant or not to grant approval of the application, based on the
- 26 following criteria:
- 27 (1) The project will attract at least twenty-five percent of its
- 28 visitors from outside of this state:
- 29 (2) The project will have approved costs in excess of
- 30 \$1,000,000;
- 31 (3) The project will have a significant and positive economic
- 32 impact on the state considering, among other factors, the extent
- 33 to which the project will compete directly with or complement
- 34 existing tourism attractions in the state and the amount by which
- 35 increased tax revenues from the project will exceed the credit
- 36 given to the approved company;
- 37 (4) The project will produce sufficient revenues and public
- demand to be operating and open to the public for a minimum of
- 39 one hundred days per year;
- 40 (5) The project will provide additional employment
- 41 opportunities in the state;

- 42 (6) The quality of the proposed project and how it addresses
- 43 economic problems in the area in which the project will be
- 44 located:
- 45 (7) Whether there is substantial and credible evidence that
- 46 the project is likely to be started and completed in a timely
- 47 fashion:
- 48 (8) Whether the project will, directly or indirectly, improve
- 49 the opportunities in the area where the project will be located for
- 50 the successful establishment or expansion of other industrial or
- 51 commercial businesses;
- 52 (9) Whether the project will, directly or indirectly, assist in
- 53 the creation of additional employment opportunities in the area
- 54 where the project will be located;
- 55 (10) Whether the project helps to diversify the local
- 56 economy;
- 57 (11) Whether the project is consistent with the goals of this
- 58 article;
- 59 (12) Whether the project is economically and fiscally sound
- 60 using recognized business standards of finance and accounting:
- 61 and
- 62 (13) The ability of the eligible company to carry out the
- 63 project.
- 64 (d) The Development Office may establish other criteria for
- 65 consideration when approving the applications.
- 66 (e) The decision by the executive director of the
- 67 Development Office is final.
- (f) This section as amended and reenacted in 2014 shall apply
- 69 to applications under review by the director of the development

- 70 office prior to the effective date of this section as well as to
- 71 applications filed on and after the effective date of this section
- 72 as amended and reenacted in 2014.

§5B-2E-7. Amount of credit allowed for tourism development project; approved projects.

- 1 (a) Approved companies are allowed a credit against the 2 West Virginia consumers sales and service tax imposed by 3 article fifteen, chapter eleven of this code and collected by the 4 approved company on sales generated by or arising from the operations of the tourism development project: Provided, That if the consumers sales and service tax collected by the approved 7 company is not solely attributable to sales resulting from the 8 operation of the new tourism development project, the credit 9 shall only be applied against that portion of the consumers sales 10 and service tax collected in excess of the base tax revenue 11 amount. The amount of this credit is determined and applied as 12. provided in this article.
- 13 (b) The maximum amount of credit allowable in this article 14 is equal to twenty-five percent of the approved company's 15 approved costs as provided in the agreement: Provided, That, if 16 the tourism development project site is located within the permit 17 area or an adjacent area of a surface mining operation, as these 18 terms are defined in section three, article three, chapter twenty-19 two of this code, from which all coal has been or will be 20 extracted prior to the commencement of the tourism 21 development project, or the tourism development project site is 22 located on or adjacent to recreational property owned or leased 23 by the state or federal government and when the project is 24 located on property owned or leased by the state or federal 25 government, the project has received prior approval from the 26 appropriate state or federal agency, the maximum amount of 27 credit allowable is equal to thirty-five percent of the approved 28 company's approved costs as provided in the agreement.

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- 29 (c) The amount of credit allowable must be taken over a ten-30 year period, at the rate of one tenth of the amount thereof per taxable year, beginning with the taxable year in which the 31 32 project is opened to the public, unless the approved company 33 elects to delay the beginning of the ten-year period until the next 34 succeeding taxable year. This election shall be made in the first 35 consumers sales and service tax return filed by the approved 36 company following the date the project is opened to the public. 37 Once made, the election cannot be revoked.
 - (d) The amount determined under subsection (b) of this section is allowed as a credit against the consumers sales and service tax collected by the approved company on sales from the operation of the tourism development project. The amount determined under said subsection may be used as a credit against taxes required to be remitted on the approved company's monthly consumers sales and service tax returns that are filed pursuant to section sixteen, article fifteen, chapter eleven of this code. The approved company shall claim the credit by reducing the amount of consumers sales and service tax required to be remitted with its monthly consumers sales and service tax returns by the amount of its aggregate annual credit allowance until such time as the full current year annual credit allowance has been claimed. Once the total credit claimed for the tax year equals the approved company's aggregate annual credit allowance no further reductions to its monthly consumers sales and service tax returns will be permitted.
 - (e) If any credit remains after application of subsection (d) of this section, the amount of credit is carried forward to each ensuing tax year until used or until the expiration of the third taxable year subsequent to the end of the initial ten-year credit application period. If any unused credit remains after the thirteenth year, that amount is forfeited. No carryback to a prior taxable year is allowed for the amount of any unused portion of any annual credit allowance.

§5B-2E-7a. Amount of credit allowed for tourism development expansion project; approved projects.

- 1 (a) Approved companies are allowed a credit against the 2 West Virginia consumers sales and service tax imposed by 3 article fifteen, chapter eleven of this code and collected by the 4 approved company on sales generated by or arising from the 5 operations of the tourism development expansion project: 6 Provided, That the tourism development expansion project tax 7 credit allowed under this section is separate and distinct from 8 any credit allowed for a tourism development project in 9 accordance with the provisions of section seven of this article: 10 Provided, however. That if the consumers sales and service tax 11 collected by the approved company is not solely attributable to 12 sales resulting from the operation of the tourism development 13 expansion project, the credit shall only be applied against that 14 portion of the consumers sales and service tax collected in 15 excess of the base tax revenue amount. The amount of this credit is determined and applied as provided in this article. 16
- 17 (b) The maximum amount of credit allowable in this article 18 is equal to twenty-five percent of the approved company's 19 approved costs as provided in the agreement: *Provided*, That, if 20 the tourism development expansion project site is located within 21 the permit area or an adjacent area of a surface mining operation, 22 as these terms are defined in section three, article three, chapter 23 twenty-two of this code, from which all coal has been or will be 24 extracted prior to the commencement of the tourism 25 development project, or the tourism development project site is 26 located on or adjacent to recreational property owned or leased 27 by the state or federal government and when the project is 28 located on property owned or leased by the state or federal 29 government, the project has received prior approval from the 30 appropriate state or federal agency, the maximum amount of 31 credit allowable is equal to thirty-five percent of the approved 32 company's approved costs as provided in the agreement.

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- 33 (c) The amount of credit allowable must be taken over a tenyear period, at the rate of one tenth of the amount thereof per 34 35 taxable year, beginning with the taxable year in which the 36 project is opened to the public, unless the approved company 37 elects to delay the beginning of the ten-year period until the next 38 succeeding taxable year. This election shall be made in the first 39 consumers sales and service tax return filed by the approved 40 company following the date the project is opened to the public. 41 Once made, the election cannot be revoked.
 - (d) The amount determined under subsection (b) of this section is allowed as a credit against the consumers sales and service tax collected by the approved company on sales from the operation of the tourism development expansion project. The amount determined under said subsection may be used as a credit against taxes required to be remitted on the approved company's monthly consumers sales and service tax returns that are filed pursuant to section sixteen, article fifteen, chapter eleven of this code. The approved company shall claim the credit by reducing the amount of consumers sales and service tax required to be remitted with its monthly consumers sales and service tax returns by the amount of its aggregate annual credit allowance until such time as the full current year annual credit allowance has been claimed. Once the total credit claimed for the tax year equals the approved company's aggregate annual credit allowance no further reductions to its monthly consumers sales and service tax returns will be permitted.
 - (e) If any credit remains after application of subsection (d) of this section, the amount of credit is carried forward to each ensuing tax year until used or until the expiration of the third taxable year subsequent to the end of the initial ten-year credit application period. If any unused credit remains after the thirteenth year, that amount is forfeited. No carryback to a prior taxable year is allowed for the amount of any unused portion of any annual credit allowance.

§5B-2E-7b. Credit against taxes.

- 1 (a) General. - When a qualified professional services 2 destination facility is located at or adjacent to an existing historic 3 resort hotel with at least five hundred rooms and the qualified 4 professional services destination facility eligible for credit under 5 this section is primarily engaged in furnishing services that are not subject to the tax imposed by article fifteen, chapter eleven 7 of this code, then in lieu of the credits that otherwise would be 8 allowable under section seven or seven-a of this article, the 9 eligible company that complies with the requirements of this 10 section may claim the credit provided in this section: Provided, 11 That the maximum amount of credit allowable under this section is equal to twenty-five percent of the eligible company's 12 13 qualified investment, as defined in this section.
- 14 (b) *Definitions*. The following words and phrases when 15 used in this section have the meanings given to them in this 16 subsection unless the context in which used clearly indicates that 17 a different meaning was intended by the Legislature.
- 18 (1) "Agreement" means an agreement entered into under 19 subsection (g) of this section.
- 20 (2) "Compensation" means wages, salaries, commissions 21 and any other form of remuneration paid to employees for 22 personal services.
- 23 (3) "Cost-of-living adjustment" for any calendar year is the 24 percentage, if any, by which the consumer price index for the 25 preceding calendar year exceeds the consumer price index for 26 the calendar year 2015.
- 27 (4) "Consumer price index" for any calendar year means the 28 average of the federal consumer price index as of the close of the 29 twelve-month period ending on August 31 of that calendar year.
- 30 (5) "Eligible company" for purposes of this section means31 any corporation, limited liability company, partnership, limited

32 liability partnership, sole proprietorship, business trust, joint 33 venture or any other entity operating a qualified professional 34 services destination facility, whether owned or leased, within the state that: (A) creates at least one hundred twenty-five new jobs 36 in this state within thirty-six months after the date the qualified 37 investment is placed into service or use, and maintains those jobs 38 for the entire ten year life of the tax credit specified in this 39 section, (B) makes available to its full-time employees health 40 insurance coverage and pays at least fifty percent of the premium 41 for the health insurance, (C) generates, within thirty-six months 42 after the date the qualified investment is placed into service or 43 use, not less than \$10 million of gross receipts upon which the taxes imposed under article twenty-seven, chapter eleven of this 45 code are paid, and (D) meets the standards, limitations and 46 requirements of this section and of the development office. An 47 eligible company may operate or intend to operate directly or 48 indirectly through a lessee or a contract operator.

- 49 (6) "Federal consumer price index" means the most recent 50 consumer price index as of August 31 each year for all urban 51 consumers published by the United States Department of Labor.
- 52 (7) "Health insurance benefits" means employer-provided 53 coverage for medical expenses of the employee or the employee 54 and his or her family under a group accident or health plan, or 55 employer contributions to an Archer medical savings account, as 56 defined in Section 220 of the Internal Revenue Code of 1986, as 57 amended, or to a health savings account, as defined in Section 58 223 of the Internal Revenue Code, of the employee when the 59 employer's contribution to any such account is not less than fifty 60 percent of the maximum amount permitted for the year as 61 employer-provided coverage under Section 220 or 223 of the 62 Internal Revenue Code, whichever section is applicable.
 - (8) "Historic resort hotel" means a resort hotel registered with the United States Department of the Interior on the effective date of this amendment as a national historic landmark in its

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- National Registry of Historic Places having not fewer than five hundred guest rooms.
- 68 (9) "New employee" means a person residing and domiciled 69 in this state hired by the taxpayer to fill a position or a job in this 70 state which previously did not exist in the taxpayer's business 71 enterprise in this state prior to the date the application was filed 72 under subsection (c) of this section. In no event may the number 73 of new employees exceed the total net increase in the employer's 74 employment in this state: *Provided*, That the Tax Commissioner 75 may require that the net increase in the taxpayer's employment 76 in this state be determined and certified for the taxpayer's 77 controlled group as defined in article twenty-four of this chapter. 78 In addition, a person is a "new employee" only if the person's 79 duties are on a regular, full-time and permanent basis:
 - (A) "Full-time employment" means employment for at least eighty hours per month at a wage not less than the amount specified in subdivision (1), subsection (d) of this section; and

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- (B) "Permanent employment" does not include employment that is temporary or seasonal and therefore the wages, salaries and other compensation paid to the temporary or seasonal employees will not be considered for purposes of this section even if the compensation paid to the temporary or seasonal employee equals or exceeds the amount specified in paragraph (A) of this subdivision.
- 90 (10) "New job" means a job which did not exist in the 91 business of the taxpayer in this state prior to filing the 92 application for benefits under this section, and which is filled by 93 a new employee.
- 94 (11) "Professional services" means only those services 95 provided directly by: a physician licensed to practice in this 96 State, a surgeon licensed to practice in this State, a dentist 97 licensed to practice in this State, a podiatrist licensed to practice

- 98 in this State, an osteopathic physician licensed to practice in this
- 99 State, a psychologist licensed to practice in this State, an
- 100 optometrist licensed to practice in this State, a registered nurse
- 101 licensed to practice in this State, a physician assistant licensed to
- 102 practice in this State, a licensed practical nurse licensed to
- 103 practice in this State, a dental hygienist licensed to practice in
- 104 this State, a social worker licensed to practice in this State, or
- any other health care professional licensed to practice in this
- 106 State;
- 107 (12) "Qualified investment" means one-hundred percent of
- 108 the cost of property purchased or leased for the construction and
- 109 equipping of a qualified professional services destination facility
- 110 which is placed in service or use in this State by an eligible
- 111 company.
- 112 (A) The cost of property purchased for a qualified
- 113 professional services destination facility is determined under the
- 114 following rules:
- (i) Cost does not include the value of property given in trade
- 116 or exchange for the property purchased for business expansion.
- (ii) If property is damaged or destroyed by fire, flood, storm
- 118 or other casualty, or is stolen, then the cost of replacement
- 119 property does not include any insurance proceeds received in
- 120 compensation for the loss.
- 121 (iii) The cost of real property acquired by written lease for
- 122 a primary term of ten years or longer is one hundred percent of
- 123 the rent reserved for the primary term of the lease, not to exceed
- 124 ten years.
- (iv) The cost of tangible personal property acquired by
- 126 written lease for a primary term of not less than four years.
- (v) In the case of self-constructed property, the cost thereof
- 128 is the amount properly charged to the capital account for
- 129 depreciation in accordance with federal income tax law.

130 (vi) The cost of property used by the taxpayer out-of-state 131 and then brought into this State, is determined based on the 132 remaining useful life of the property at the time it is placed in 133 service or use in this State, and the cost is the original cost of the 134 property to the taxpayer less straight line depreciation allowable 135 for the tax years or portions thereof the taxpayer used the 136 property outside this State. In the case of leased tangible 137 personal property, cost is based on the period remaining in the 138 primary term of the lease after the property is brought into this 139 State for use in a new or expanded business facility of the 140 taxpayer, and is the rent reserved for the remaining period of the 141 primary term of the lease, not to exceed ten years, or the 142 remaining useful life of the property, determined as aforesaid, 143 whichever is less.

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- (c) Credit against taxes. The credit allowed by this section shall be equal to twenty-five percent of the eligible company's qualified investment in the qualified professional services destination facility and shall be taken and applied as provided in this subsection (c). Notwithstanding any other provision of this article to the contrary, no taxpayer or group of taxpayers may gain entitlement to more than \$37.5 million total aggregate tax credit under this section and no taxpayer, or group of taxpayers, in the aggregate may apply more than \$2.5 million of annual credit in any tax year under this section, either in the form of a refund or directly against a tax liability or in any combination thereof. This limitation applies to initial tax credit attributable to qualified investment in a qualified professional services destination facility, and to qualified investment in a follow-up project expansion, so that credit attributable additively and in the aggregate to both may not be applied to exceed \$2.5 million annual credit in any tax year.
- 161 (1) Application of credit. The amount of credit allowable 162 under this subsection shall be taken over a ten-year period, at the 163 rate of one tenth of the amount thereof per taxable year, 164 beginning with the taxable year in which the eligible company

places the qualified professional services destination facility, or 165 166 part thereof, in service or use in this state, unless the eligible 167 company elected to delay the beginning of the ten-year period until the next succeeding taxable year. This election shall be 168 made in the annual income tax return filed under chapter eleven 169 170 of this code for the taxable year in which the qualified professional services destination facility is first placed into 171 172 service or use by the taxpayer. Once made, the election may not 173 be revoked. The annual credit allowance is taken in the manner 174 prescribed in subdivision (3) of this subsection (c): Provided, 175 That if any credit remains after the initial ten year credit 176 application period, the amount of remaining credit is carried 177 forward to each ensuing tax year until used or until the 178 expiration of the fifth taxable year subsequent to the end of the 179 initial ten year credit application period. If any unused credit 180 remains after expiration of the fifth taxable year subsequent to 181 the end of the initial ten year credit application period, the 182 amount thereof is forfeited. No carryback to a prior taxable year 183 is allowed for the amount of any unused portion of any annual 184 credit allowance.

- 185 (2) Placed in service or use. For purposes of the credit 186 allowed by this subsection (c), qualified investment or qualified 187 investment property is considered placed in service or use in the 188 earlier of the following taxable years:
- 189 (A) The taxable year in which, under the eligible company's 190 depreciation practice, the period for depreciation with respect to 191 the property begins; or
- 192 (B) The taxable year in which the property is placed in a 193 condition or state of readiness and availability for a specifically 194 assigned function.
- 195 (3) Application of annual credit allowance.
- (A) In general. The aggregate annual credit allowance for
 the current taxable year is an amount equal to the one-tenth part

- allowed under subdivision (1) of this subsection for qualified investment placed into service or use.
- 200 (B) Application of current year annual credit allowance. –
 201 The amount determined under this subsection (c) is allowed as
 202 a credit against one hundred percent of the eligible company's
 203 state tax liabilities applied as provided in paragraphs (C) and (D)
 204 of this subdivision (3), and in that order:
- 205 (C) Corporation net income taxes. The amount of 206 allowable tax credit for the year determined under paragraph (A) 207 of this subdivision (3) shall first be applied to reduce the taxes 208 imposed by article twenty-four, chapter eleven of this code, for 209 the taxable year determined before application of allowable 210 credits against tax.

211 (D) Personal income taxes. -

- 212 (i) If the eligible company is an electing small business 213 corporation, as defined in section 1361 of the United States 214 Internal Revenue Code of 1986, as amended, a partnership, a 215 limited liability company that is treated as a partnership for 216 federal income tax purposes or a sole proprietorship, then any 217 unused credit after application of paragraph (C) of this 218 subdivision (3) is allowed as a credit against the taxes imposed 219 by article twenty-one, chapter eleven of this code on the 220 members, owners, partners or interest holders in the eligible 221 company.
- 222 (ii) Electing small business corporations, limited liability 223 companies, partnerships and other unincorporated organizations 224 shall allocate the credit allowed by this article among their 225 members in the same manner as profits and losses are allocated 226 for the taxable year.
- 227 (E) No credit is allowed under this subdivision (3) against 228 any employer withholding taxes imposed by article twenty-one, 229 chapter eleven of this code.

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- 230 (F) The tax credits allowed under articles thirteen-j, thirteen-231 q, thirteen-s, thirteen-r, thirteen-w, and thirteen-aa of this code 232 may not be applied to offset any tax against which the tax credit 233 allowed under this article is allowed or authorized. No person, 234 entity, company, or eligible company authorized or entitled to any tax credit allowed under this section or any member of the 235 236 unitary group or any member of the controlled group of which 237 the taxpayer is a member, may gain entitlement to any other 238 economic development tax credit or economic development tax 239 incentive which relates to the investment or activity upon which 240 the credit authorized under this section is based.
- (G) (i) In order to effectuate the purposes of this subdivision (3), the Tax Commissioner may propose for promulgation rules, including emergency rules, in accordance with article three, chapter twenty-nine-a of this code.
 - (ii) The Tax Commissioner may apply any amount of the tax credit otherwise available to a Taxpayer under this article, to pay any delinquent West Virginia state tax liability of the taxpayer, and interest and penalties as applicable.
 - (iii) Any amount of the tax credit otherwise available to a taxpayer under this article may be applied by the applicable administering agency to pay any outstanding obligation to a Workers' Compensation Fund. as defined in article two-c of chapter twenty-three of this code, or any outstanding obligation under the West Virginia Unemployment Compensation Act.
- 255 (iv) Any amount of the tax credit otherwise available to a 256 taxpayer under this article, may be applied by the applicable 257 administering agency to pay any delinquent or unpaid 258 assessment, fee, fine, civil penalty or monetary imposition 259 imposed by the West Virginia Division of Environmental 260 Protection or the United States Environmental Protection 261 Agency, or any agency charged with enforcing federal, state or 262 local environmental or hazardous waste regulations.

- 263 (H) Unused credit, refundable credit. - If any annual credit 264 remains after application of preceding paragraphs of this subdivision (3), the amount thereof shall be refunded annually to 265 266 the eligible company, and distributed in accordance with the 267 credit distribution specified in this subdivision (3): Provided. 268 That the amount thereof may not exceed the limitation on annual 269 tax credit or the limitation on total aggregate tax credit specified 270 in this section.
- 271 (I) Forfeiture of credit. If any credit remains after 272 expiration of the fifth taxable year subsequent to the end of the 273 initial ten year credit application period, such credit is forfeited, 274 and may not be used to offset any West Virginia tax liability.
- 275 (d) Compensation of employees filling new jobs.
- (1) The new jobs and new employee criteria which count toward qualification of a taxpayer as an eligible company for purposes of the tax credit allowed by this section shall be subject to the following limitations and requirements. A job counts toward qualification of a taxpayer as an eligible company if the job is a new job, as defined in this section, held by a new employee, as defined in this section, and the new job:
- 283 (A) Pays a median wage of at least \$37,000 annually. 284 Beginning January 1, 2015, and on January 1 of each year 285 thereafter, the Tax Commissioner shall prescribe an amount that 286 shall apply in lieu of the \$37,000 amount for new jobs filled 287 during that calendar year. This amount is prescribed by 288 increasing the \$37,000 figure by the cost-of-living adjustment 289 for that calendar year. If any increase under this subdivision is 290 not a multiple of \$50, the increase shall be rounded to the next 291 lowest multiple of \$50;
 - (B) Provides health insurance. The employer may, in addition, offer benefits including child care, retirement and other benefits; and

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- 295 (C) Is a full-time, permanent position, as those terms are defined in this section.
- 297 (D) Jobs that pay less than the statewide average nonfarm 298 payroll wage, as determined annually by the West Virginia 299 Bureau of Employment Programs, or that pay that salary, but do not also provide health benefits in addition to the salary, do not 300 301 count toward qualification of a taxpayer as an eligible company 302 under this section. Jobs that are less than full-time, permanent 303 positions do not count toward qualification of a taxpayer as an 304 eligible company under this section.
- 305 (E) The employer having obtained qualification as an 306 eligible company under this section for the year in which the new job is filled is not required to raise wages of the employees 307 308 currently employed in the new jobs upon which the initial 309 qualification as an eligible company under this section was based 310 by reason of the cost-of-living adjustment for new jobs filled in 311 subsequent years provided the employer continues to provide 312 healthcare.
- 313 (e) Application and review.
- 314 (1) Application. An eligible company that meets the 315 requirements of this section may apply to the Development 316 Office for entitlement to the tax credit authorized under this 317 section. The application shall be on a form prescribed by the 318 Development Office and shall include all of the following:
- 319 (A) The name and address of the applicant;
- 320 (B) Documentation that the applicant is a eligible company;
- 321 (C) Documentation that the applicant meets the requirements 322 of this section:
- 323 (D) Documentation that the applicant does not owe any 324 delinquent taxes or any other amounts to the federal government, 325 this state or any political subdivision of this state;

- 326 (E) An affidavit that the applicant has not filed for or 327 publicly announced its intention to file for bankruptcy protection 328 and that the company will not seek bankruptcy protection within 329 the next six calendar months following the date of the 330 application;
- 331 (F) A waiver of confidentiality under section five-d, article 332 ten, chapter eleven of this code for information provided in the 333 application; and
- 334 (G) Any other information required by the Development 335 Office.
- 336 (f) Credit allowable.
- 337 (1) Certified multiple year projects.
- 338 (A) In general. - A multiple year qualified professional 339 services destination facility project certified by the West 340 Virginia Development Office is eligible for the credit allowable 341 by this article. A project eligible for certification under this 342 section is one where the qualified investment under this article 343 creates at least the required minimum number of new jobs but 344 the qualified investment is placed in service or use over a period 345 of up to three successive tax years: Provided, That the qualified 346 investment is made pursuant to a written business facility 347 development plan of the taxpayer providing for an integrated 348 project for investment at one or more new or expanded business 349 facilities, a copy of which must be attached to the taxpayer's 350 application for project certification and approved by the West 351 Virginia Development Office, and the qualified investment 352 placed in service or use during the first tax year would not have 353 been made without the expectation of making the qualified 354 investment placed in service or use during the next two 355 succeeding tax years.
- 356 (B) Application for certification. The application for certification of a project under this section shall be filed with and

- approved by the West Virginia Development Office prior to any credit being claimed or allowed for the project's qualified investment and new jobs created as a direct result of the qualified investment. This application shall be approved in writing and contain the information as the West Virginia Development Office may require to determine whether the project should be certified as eligible for credit under this article.
- 365 (C) Review. Within thirty days of receipt of a complete application, the Development Office, in conjunction with the Tax 367 Division of the Department of Revenue, shall review the application and determine if the applicant is an eligible company 369 and that the requirements of this section have been met. 370 Applications not approved within the thirty days specified in this subdivision are hereby deemed denied.
- 372 (D) Approval. The Development Office may approve or 373 deny the application. Upon approval of an application, the 374 Development Office shall notify the applicant in writing and 375 enter into an agreement with the eligible company for benefits 376 under this section.

377 (2) Certified follow-up project expansions.

378 (A) An eligible company that intends to undertake a follow-379 up project expansion, may apply to the West Virginia 380 Development Office for certification of a single, one-time, 381 follow-up project expansion, and entitlement to an additional tax 382 credit under this section in an amount which is the lesser of 383 twenty-five percent of qualified investment in the follow-up 384 project expansion or \$12.5 million. No taxpayer, or group of 385 taxpayers, in the aggregate may apply more than \$2.5 million of 386 annual credit in any tax year under this section, either in the form of a refund or directly against a tax liability or in any 387 combination thereof. This limitation applies to initial tax credit 388 389 attributable to qualified investment in a qualified professional 390 services destination facility, and to qualified investment in a

- follow-up project expansion, so that credit attributable additively and in the aggregate to both may not be applied to exceed \$2.5 million annual credit in any tax year.
- 394 (B) The requirements, limitations and qualifications 395 applicable to qualified professional services destination facility 396 projects under this section apply to follow-up project expansions, 397 except for those requirements, limitations and qualifications 398 expressly specified in this subdivision (2).
- 399 (C) Requirements for certification of a follow-up project 400 expansion are as follows:

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- (i) The eligible company, pursuant to certification and authorization for entitlement to tax credit under subsection (1) of this section (f), has placed qualified investment of not less than \$80 million into service in a qualified professional services destination facility within an initial period of not more than three tax years;
- 407 (ii) The eligible company intends to place additional 408 qualified investment in service or use in the previously certified 409 qualified professional services destination facility project, or an 410 expansion or extension thereof. In no case shall a follow-up 411 project expansion be certified if the follow-up project expansion 412 property is not contiguous to, or within not more than one mile 413 of, the initial qualified professional services destination facility;
 - (iii) The eligible company proposes to place the qualified investment in the follow-up project expansion in service or use in the fourth tax year subsequent to the tax year in which qualified investment was first placed into service or use in the initial qualified professional services destination facility project, or under a multiple year project certification, in the fourth, fifth and sixth tax year subsequent to the tax year in which qualified investment was first placed into service or use in the initial qualified professional services destination facility project;

- (iv) The follow-up project expansion must create and maintain at least twenty-five net new jobs held by new employees, in addition to the new jobs created by the initial qualified professional services destination facility project. The loss of any West Virginia job at the eligible company will be subtracted from the count of new jobs attributable to the followup project expansion;
- 430 (v) The West Virginia Development Office shall not issue 431 more than one certification for any follow-up project expansion; 432 and
- 433 (vi) The West Virginia Development Office shall not issue 434 certification of a follow-up project expansion unless the 435 applicant provides convincing evidence to show that the follow-436 up project expansion will result in jobs creation specified in this 437 subdivision, that such jobs will remain and be maintained in 438 West Virginia for at least ten years subsequent to the placement 439 of qualified investment into service or use in the follow-up 440 project expansion, that the follow-up project expansion will not 441 operate to the detriment of other West Virginia businesses or to 442 the detriment of the economy, public welfare or moral character 443 of West Virginia or its people.
- 444 (g) Agreement.
- 445 (1) The agreement between the eligible company and the 446 Development Office shall be entered into before any benefits 447 may be provided under this section.
- 448 (2) The agreement shall do all of the following:
- 449 (A) Specify the terms and conditions the eligible company 450 must comply with in order to receive benefits under this section, 451 other than those terms, limitations and conditions specified and 452 mandated by statute or regulation; and

- 453 (B) Require the Development Office to certify all of the
- 454 following to the Tax Division of the Department of Revenue
- 455 each taxable year an agreement under this section is in effect:
- 456 (i) That the eligible company is eligible to receive benefits
- 457 under this section;
- 458 (ii) The number of new jobs created by the company during
- 459 each taxable year;
- 460 (iii) The amount of gross wages, as determined for purposes
- 461 of Form W2, as filed with the Internal Revenue Service, being
- 462 paid to each individual employed in a new job;
- 463 (iv) The amount of an eligible company's qualified
- 464 investment;
- (v) The maximum amount of credit allowable to the eligible
- 466 company under this section; and
- 467 (vi) Any other information deemed necessary by the
- 468 Development Office.
- 469 (h) Filing and contents.
- 470 (1) Filing. On or before the due date of the income tax
- 471 return for each tax year in which the agreement is in effect, an
- 472 eligible company shall file with the Tax Division of the
- 473 Department of Revenue a form prescribed by the Tax
- 474 Commissioner.
- 475 (2) Contents. The form specified under subdivision (1) of
- 476 this subsection (h) shall request the following information:
- 477 (A) The name and Employer Identification Number of the
- 478 eligible company;
- (B) The effective date of the agreement;

- 480 (C) The reporting period end date;
- 481 (D) Information relating to each individual employed in a 482 new job as required by the Tax Commissioner;
- 483 (E) Aggregate gross receipts for the tax period and gross 484 receipts on which tax has been paid under article twenty-seven,
- 485 chapter eleven of this code for the tax period; and
- 486 (F) Any other information required by the Tax 487 Commissioner.
- 488 (3) Taking of credit. The taxpayer, participant or 489 participants claiming the credit for qualified investments in a 490 certified project shall annually file with their income tax returns 491 filed under chapter eleven of this code:
- 492 (A) Certification that the taxpayer's or participant's qualified 493 investment property continues to be used in the project and if 494 disposed of during the tax year, was not disposed of prior to 495 expiration of its useful life;
- 496 (B) Certification that the new jobs created by the project's 497 qualified investment continue to exist and are filled by persons 498 who are residents of this State; and
- 499 (C) Any other information the tax commissioner requires to 500 determine continuing eligibility to claim the annual credit 501 allowance for the project's qualified investment.
- 502 (4) Confidentiality. – The contents of the completed form 503 shall be subject to the confidentiality rules set forth in section 504 five-d, article ten, chapter eleven of this code: Provided, That 505 notwithstanding the provisions of section five-d, article ten, 506 chapter eleven of this code, or any other provision of this code, 507 tax returns, tax return information and such other information as 508 may be necessary to administer the tax credits and programs 509 authorized and specified by this article and in this section may

510 be exchanged between the Tax Commissioner and the West 511 Virginia Development Office without restriction.

§5B-2E-8. Forfeiture of unused tax credits; credit recapture; recapture tax imposed; information required to be submitted annually to development office; transfer of tax credits to successors.

- 1 (a) The approved company or eligible company shall forfeit
 2 the tourism development project tax credit allowed by section
 3 seven of this article, or the tourism development expansion tax
 4 credit allowed by section seven-a of this article, or the tax credit
 5 allowed by section seven-b of this article, as applicable, with
 6 respect to any calendar year and shall pay the recapture tax
 7 imposed by subsection (b) of this section. if:
- 8 (1) In any year following the first calendar year the project 9 is open to the public, the project fails to attract at least twenty-10 five percent of its visitors from among persons who are not 11 residents of the state;
- 12 (2) In any year following the first year the project is open to 13 the public, the project is not operating and open to the public for 14 at least one hundred days; or
- (3) The approved company or eligible company, as of the
 beginning of each calendar year, has an outstanding obligation
 under the West Virginia state tax and revenue laws; or
- 18 (4) Any company, approved company or eligible company, to which entitlement to the tax credit authorized under section 19 20 seven-b of this article has been previously established, fails to 21 meet the requirements specified in section seven-b for an eligible 22 company and for a qualified professional services destination 23 facility, including, but not limited to, jobs maintenance, 24 employee wage and employee health benefits, aggregate gross 25 receipts, and gross receipts subject to the tax imposed under 26 article twenty-seven, chapter eleven of this code.

- (5) Any company, approved company or eligible company,
 to which entitlement to the tax credit authorized under section
 seven-b of this article has been previously established:
- 30 (A) Is delinquent in payment of any assessment, fee, fine, 31 civil penalty or monetary imposition imposed by the West 32 Virginia Division of Environmental Protection or the United 33 States Environmental Protection Agency, or any agency charged 34 with enforcing federal, state or local environmental or hazardous 35 waste regulations,
- 36 (B) Is delinquent in compliance with any order, injunction, 37 compliance agreement, agreed order, court order, mandamus or 38 other enforcement or compliance instrumentality of the West 39 Virginia Division of Environmental Protection or United States 40 Environmental Protection Agency or any agency charged with 41 enforcing federal, state or local environmental or hazardous 42 waste regulations.
- 43 (C) Is out of compliance or not compliant with any citation 44 or order issued by the West Virginia Division of Environmental 45 Protection or the United States Environmental Protection 46 Agency, or any agency charged with enforcing federal, state or 47 local environmental or hazardous waste regulations, requiring 48 that a condition be abated or corrected.
- 49 (b) In addition to the loss of credit allowed under this article 50 for the calendar year, a credit recapture tax is hereby imposed on 51 any approved company or successor eligible company that 52 forfeits the tourism development project tax credit or the tourism 53 development expansion project credit or the credit authorized 54 under section seven-b of this article, under the provisions of 55 subsection (a) of this section. The credit recapture tax shall apply 56 and the approved company, and successor eligible companies, 57 and any other person or entity that has received the tax credit 58 allowed under this article shall be liable for an amount of 59 recapture tax equal to all previously claimed tourism

development project tax credit or tourism development expansion project credit, or the tax credits authorized under section seven-b of this article, and allowed by this article, as applicable, plus interest and penalties applicable in accordance with the Tax Procedure and Administration Act. The recapture tax shall be calculated and paid pursuant to the filing, with the tax commissioner of an amended return, and such other forms. schedules and documents as the Tax Commissioner may require. for the prior calendar year, or calendar years, for which credit recapture is required, along with interest, as provided in section seventeen, article ten, chapter eleven of this code: Provided, That the approved company, eligible company, person or entity who previously claimed the tourism development project tax credit, or the tourism development expansion project credit, or the tax credits allowed by section seven-b of this article, as applicable, under this article and successor eligible companies, persons or entities are jointly and severally liable for payment of any recapture tax subsequently imposed under this section. For purposes of this recapture tax, the statute of limitations otherwise applicable under the Tax Procedure and Administration Act shall not begin to run until the eighteenth year subsequent to the earlier of: the year when qualified investment is first placed into service or use, or the year when the application for the tax credit authorized under this article was filed with the West Virginia Development Office.

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(c) Within forty-five days after the end of each calendar year during the term of the agreement, the approved company shall supply the development office with all reports and certifications the development office requires demonstrating to the satisfaction of the development office that the approved company is in compliance with applicable provisions of law. Based upon a review of these materials and other documents that are available, the development office shall then certify to the Tax Commissioner that the approved company is in compliance with this section.

- 95 (d) The tax credit allowed in this article is transferable,
- 96 subject to the written consent of the development office, to an
- 97 eligible successor company that continues to operate the
- 98 approved project.

§5B-2E-11. Termination.

- 1 The Development Office may not accept any new project
- 2 application after December 31, 2019, and all applications
- 3 submitted prior to January 1, 2020, that have not been previously
- 4 approved or not approved, shall be deemed not approved and
- 5 shall be null and void as of January 1, 2020.

That Joint Committee on Enrolled Bills hereby certifies that the foregoing bill is correctly enrolled. Chairman, House Committee Sevate Committee Originating in the House. In effect ninety days from passage. Clerk of the House of Delegates Clerk of the Senate louse of Delegates nt of the Senate A WTOUND this the DOVL day of Marc 2014.

PRESENTED TO THE GOVERNOR

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