

Internal Revenue Service

Department of the Treasury

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Person to Contact:

Telephone Number:

Refer Reply To:
CC:DOM:P&SI:3 PLR-106976-99
Date:
August 2, 1999

Company:

Properties:

Shareholders:

State:

a:

b:

c:

d:

e:

f:

g:

h:

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i:

This letter responds to your letter dated March 26, 1999, requesting a ruling that Company's rental income from the Properties is not passive investment income within the meaning of § 1362(d)(3)(C)(i) of the Internal Revenue Code. Company represents the following facts.

Company, a State corporation, and its Shareholders elected under § 1362(a) to be an S corporation on a. It has accumulated subchapter C earnings and profits.

Company owns, operates, leases, and manages residential apartment buildings and commercial office space (the Properties). Company employees (b full-time and c part-time) perform all operational and management activities.

Through its employees, as well as through independent contractors, Company provides various services to the Properties in its real estate leasing and management business. These services include common area maintenance and repair; maintenance and repair of building structural components and systems (e.g., roofs, external walls, gutters and downspouts, elevators, heating, air conditioning, and plumbing); maintenance and repair of surrounding improvements (e.g., streets and alleys, parking lots, sidewalks, curbs, and drainage); provision of, and payment for, utilities (gas, electricity, water, and sewer); janitorial services; landscaping and grounds maintenance; safety inspections; trash collection; pest control; snow removal; casualty damage repair; and 24-hour emergency service. In addition to the services provided to tenants, Company handles the usual leasing and administrative functions involved in managing real estate.

The Company received or accrued approximately d in rents and paid or incurred approximately e in relevant expenses on the Properties for f. The comparable figures for g are h and i.

Except as provided in § 1362(g), § 1362(a)(1) provides that a small business corporation may elect, in accordance with the provisions of § 1362, to be an S corporation.

Section 1362(d)(3)(A)(i) provides that an election under § 1362(a) terminates whenever the corporation (I) has accumulated earnings and profits at the close of each of three consecutive tax years, and (II) has gross receipts for each of such tax years

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more than 25 percent of which are passive investment income.

Except as otherwise provided in subparagraph (C), § 1362(d)(3)(C)(i) provides that the term "passive investment income" means gross receipts derived from royalties, rents, dividends, interest, annuities, and sales or exchanges of stock or securities.

Section 1.1362-2(c)(5)(ii)(B)(1) of the Income Tax Regulations provides that "rents" means amounts received for the use of, or the right to use, property (whether real or personal) of the corporation.

Section 1.1362-2(c)(5)(ii)(B)(2) provides that "rents" does not include rents derived in the active trade or business of renting property. Rents received by a corporation are derived in an active trade or business of renting property only if, based on all the facts and circumstances, the corporation provides significant services or incurs substantial costs in the rental business. Generally, significant services are not rendered and substantial costs are not incurred in connection with net leases. Whether significant services are performed or substantial costs are incurred in the rental business is determined based upon all the facts and circumstances including, but not limited to, the number of persons employed to provide the services and the types and amounts of costs and expenses incurred (other than depreciation).

Based solely on the facts as presented in this ruling request, and viewed in light of the applicable law and regulations, we conclude that the rents Company receives from the Properties are not passive investment income under § 1362(d)(3)(C)(i).

Except for the specific ruling above, no opinion is expressed or implied concerning the federal income tax consequences of the facts of this case under any other provision of the Code. Specifically, no opinion is expressed regarding Company's status as an S corporation. Further, the passive investment income rules of § 1362 are completely independent of the passive activity rules of § 469; unless an exception under § 469 applies, the rental activity remains passive for purposes of § 469.

In accordance with the power of attorney on file with this office, we are sending a copy of this letter to your authorized representative.

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This ruling is directed only to the taxpayer who requested it. According to § 6110(k)(3), this ruling may not be used or cited as precedent.

Sincerely,

WILLIAM P. O'SHEA
Chief, Branch 3
Office of Assistant
Chief Counsel
(Passthroughs and
Special Industries)

enclosure: copy for § 6110 purposes