

REFERENCE TITLE: TPT; prime contracting; senior housing

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HB 2416

Introduced by
Representative Livingston

AN ACT

AMENDING SECTION 42-5075, ARIZONA REVISED STATUTES; RELATING TO
TRANSACTION PRIVILEGE TAX.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 42-5075, Arizona Revised Statutes, is amended to
3 read:

4 42-5075. Prime contracting classification; exemptions;
5 definitions

6 A. The prime contracting classification is comprised of the
7 business of prime contracting and the business of manufactured building
8 dealer. Sales for resale to another manufactured building dealer are not
9 subject to tax. Sales for resale do not include sales to a lessor of
10 manufactured buildings. The sale of a used manufactured building is not
11 taxable under this chapter. The prime contracting classification does not
12 include any work or operation performed by a person that is not required
13 to be licensed by the registrar of contractors pursuant to section
14 32-1121.

15 B. The tax base for the prime contracting classification is
16 sixty-five percent of the gross proceeds of sales or gross income derived
17 from the business. The following amounts shall be deducted from the gross
18 proceeds of sales or gross income before computing the tax base:

19 1. The sales price of land, which shall not exceed the fair market
20 value.

21 2. Sales and installation of groundwater measuring devices required
22 under section 45-604 and groundwater monitoring wells required by law,
23 including monitoring wells installed for acquiring information for a
24 permit required by law.

25 3. The sales price of furniture, furnishings, fixtures, appliances
26 and attachments that are not incorporated as component parts of or
27 attached to a manufactured building or the setup site. The sale of such
28 items may be subject to the taxes imposed by article 1 of this chapter
29 separately and distinctly from the sale of the manufactured building.

30 4. The gross proceeds of sales or gross income received from a
31 contract entered into for the modification of any building, highway, road,
32 railroad, excavation, manufactured building or other structure, project,
33 development or improvement located in a military reuse zone for providing
34 aviation or aerospace services or for a manufacturer, assembler or
35 fabricator of aviation or aerospace products within an active military
36 reuse zone after the zone is initially established or renewed under
37 section 41-1531. To be eligible to qualify for this deduction, before
38 beginning work under the contract, the prime contractor must have applied
39 for a letter of qualification from the department of revenue.

40 5. The gross proceeds of sales or gross income derived from a
41 contract to construct a qualified environmental technology manufacturing,
42 producing or processing facility, as described in section 41-1514.02, and
43 from subsequent construction and installation contracts that begin within
44 ten years after the start of initial construction. To qualify for this
45 deduction, before beginning work under the contract, the prime contractor

1 must obtain a letter of qualification from the department of revenue.
 2 This paragraph shall apply for ten full consecutive calendar or fiscal
 3 years after the start of initial construction.

4 6. The gross proceeds of sales or gross income from a contract to
 5 provide for one or more of the following actions, or a contract for site
 6 preparation, constructing, furnishing or installing machinery, equipment
 7 or other tangible personal property, including structures necessary to
 8 protect exempt incorporated materials or installed machinery or equipment,
 9 and tangible personal property incorporated into the project, to perform
 10 one or more of the following actions in response to a release or suspected
 11 release of a hazardous substance, pollutant or contaminant from a facility
 12 to the environment, unless the release was authorized by a permit issued
 13 by a governmental authority:

14 (a) Actions to monitor, assess and evaluate such a release or a
 15 suspected release.

16 (b) Excavation, removal and transportation of contaminated soil and
 17 its treatment or disposal.

18 (c) Treatment of contaminated soil by vapor extraction, chemical or
 19 physical stabilization, soil washing or biological treatment to reduce the
 20 concentration, toxicity or mobility of a contaminant.

21 (d) Pumping and treatment or in situ treatment of contaminated
 22 groundwater or surface water to reduce the concentration or toxicity of a
 23 contaminant.

24 (e) The installation of structures, such as cutoff walls or caps,
 25 to contain contaminants present in groundwater or soil and prevent them
 26 from reaching a location where they could threaten human health or welfare
 27 or the environment.

28 This paragraph does not include asbestos removal or the construction or
 29 use of ancillary structures such as maintenance sheds, offices or storage
 30 facilities for unattached equipment, pollution control equipment,
 31 facilities or other control items required or to be used by a person to
 32 prevent or control contamination before it reaches the environment.

33 7. The gross proceeds of sales or gross income that is derived from
 34 a contract for the installation, assembly, repair or maintenance of
 35 machinery, equipment or other tangible personal property that is either
 36 deducted from the tax base of the retail classification under section
 37 42-5061, subsection B or that is exempt from use tax under section
 38 42-5159, subsection B and that has independent functional utility,
 39 pursuant to the following provisions:

40 (a) The deduction provided in this paragraph includes the gross
 41 proceeds of sales or gross income derived from all of the following:

42 (i) Any activity performed on machinery, equipment or other
 43 tangible personal property with independent functional utility.

44 (ii) Any activity performed on any tangible personal property
 45 relating to machinery, equipment or other tangible personal property with

1 independent functional utility in furtherance of any of the purposes
2 provided for under subdivision (d) of this paragraph.

3 (iii) Any activity that is related to the activities described in
4 items (i) and (ii) of this subdivision, including inspecting the
5 installation of or testing the machinery, equipment or other tangible
6 personal property.

7 (b) The deduction provided in this paragraph does not include gross
8 proceeds of sales or gross income from the portion of any contracting
9 activity that consists of the development of, or modification to, real
10 property in order to facilitate the installation, assembly, repair,
11 maintenance or removal of machinery, equipment or other tangible personal
12 property that is either deducted from the tax base of the retail
13 classification under section 42-5061, subsection B or exempt from use tax
14 under section 42-5159, subsection B.

15 (c) The deduction provided in this paragraph shall be determined
16 without regard to the size or useful life of the machinery, equipment or
17 other tangible personal property.

18 (d) For the purposes of this paragraph, "independent functional
19 utility" means that the machinery, equipment or other tangible personal
20 property can independently perform its function without attachment to real
21 property, other than attachment for any of the following purposes:

22 (i) Assembling the machinery, equipment or other tangible personal
23 property.

24 (ii) Connecting items of machinery, equipment or other tangible
25 personal property to each other.

26 (iii) Connecting the machinery, equipment or other tangible
27 personal property, whether as an individual item or as a system of items,
28 to water, power, gas, communication or other services.

29 (iv) Stabilizing or protecting the machinery, equipment or other
30 tangible personal property during operation by bolting, burying or
31 performing other similar nonpermanent connections to either real property
32 or real property improvements.

33 8. The gross proceeds of sales or gross income attributable to the
34 purchase of machinery, equipment or other tangible personal property that
35 is exempt from or deductible from transaction privilege and use tax under:

36 (a) Section 42-5061, subsection A, paragraph 25, 29 or 58.

37 (b) Section 42-5061, subsection B.

38 (c) Section 42-5159, subsection A, paragraph 13, subdivision (a),
39 (b), (c), (d), (e), (f), (j), (k), (m) or (n) or paragraph 55.

40 (d) Section 42-5159, subsection B.

41 9. The gross proceeds of sales or gross income received from a
42 contract for the construction of an environmentally controlled facility
43 for the raising of poultry for the production of eggs and the sorting,
44 cooling and packaging of eggs.

1 10. The gross proceeds of sales or gross income that is derived
2 from a contract entered into with a person who is engaged in the
3 commercial production of livestock, livestock products or agricultural,
4 horticultural, viticultural or floricultural crops or products in this
5 state for the modification of any building, highway, road, excavation,
6 manufactured building or other structure, project, development or
7 improvement used directly and primarily to prevent, monitor, control or
8 reduce air, water or land pollution.

9 11. The gross proceeds of sales or gross income that is derived
10 from the installation, assembly, repair or maintenance of clean rooms that
11 are deducted from the tax base of the retail classification pursuant to
12 section 42-5061, subsection B, paragraph 17.

13 12. For taxable periods beginning from and after June 30, 2001, the
14 gross proceeds of sales or gross income derived from a contract entered
15 into for the construction of a residential apartment housing facility that
16 qualifies for a federal housing subsidy for low-income persons ~~over WHO~~
17 ~~ARE AT LEAST~~ sixty-two years of age and that is owned by ~~a nonprofit~~
18 ~~charitable organization that has qualified under section 501(c)(3) of the~~
19 ~~internal revenue code~~, OR IS A WHOLLY OWNED SUBSIDIARY OF, A NONPROFIT
20 CORPORATION THAT IS RECOGNIZED AS TAX EXEMPT PURSUANT TO SECTION 501(c)(3)
21 OR 501(c)(4) OF THE INTERNAL REVENUE CODE, OR A LIMITED PARTNERSHIP OR
22 LIMITED LIABILITY COMPANY IN WHICH THE GENERAL PARTNER OR THE MANAGING
23 MEMBER, AS APPLICABLE, IS A NONPROFIT CORPORATION THAT IS RECOGNIZED AS
24 TAX EXEMPT PURSUANT TO SECTION 501(c)(3) OR 501(c)(4) OF THE INTERNAL
25 REVENUE CODE, OR A SINGLE-PURPOSE ENTITY THAT IS WHOLLY OWNED BY ONE OR
26 MORE NONPROFIT CORPORATIONS RECOGNIZED AS TAX EXEMPT PURSUANT TO SECTION
27 501(c)(3) OR 501(c)(4) OF THE INTERNAL REVENUE CODE. FOR THE PURPOSES OF
28 THIS PARAGRAPH, "FEDERAL HOUSING SUBSIDY" INCLUDES THE UNITED STATES
29 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 202 SUPPORTIVE HOUSING
30 FOR THE ELDERLY PROGRAM AUTHORIZED BY THE HOUSING ACT OF 1959 (P.L.
31 86-372; 73 STAT. 654; 12 UNITED STATES CODE SECTION 1701q, AS AMENDED) AND
32 THE LOW-INCOME HOUSING TAX CREDIT PROGRAM AS DEFINED IN SECTION 42-13601.

33 13. For taxable periods beginning from and after December 31, 1996
34 and ending before January 1, 2017, the gross proceeds of sales or gross
35 income derived from a contract to provide and install a solar energy
36 device. The contractor shall register with the department as a solar
37 energy contractor. By registering, the contractor acknowledges that it
38 will make its books and records relating to sales of solar energy devices
39 available to the department for examination.

40 14. The gross proceeds of sales or gross income derived from a
41 contract entered into for the construction of a launch site, as defined in
42 14 Code of Federal Regulations section 401.5.

1 15. The gross proceeds of sales or gross income derived from a
2 contract entered into for the construction of a domestic violence shelter
3 that is owned and operated by a nonprofit charitable organization that has
4 qualified under section 501(c)(3) of the internal revenue code.

5 16. The gross proceeds of sales or gross income derived from
6 contracts to perform postconstruction treatment of real property for
7 termite and general pest control, including wood-destroying organisms.

8 17. The gross proceeds of sales or gross income received from
9 contracts entered into before July 1, 2006 for constructing a state
10 university research infrastructure project if the project has been
11 reviewed by the joint committee on capital review before the university
12 enters into the construction contract for the project. For the purposes
13 of this paragraph, "research infrastructure" has the same meaning
14 prescribed in section 15-1670.

15 18. The gross proceeds of sales or gross income received from a
16 contract for the construction of any building, or other structure,
17 project, development or improvement owned by a qualified business under
18 section 41-1516 for harvesting or processing qualifying forest products
19 removed from qualifying projects as defined in section 41-1516 if actual
20 construction begins before January 1, 2024. To qualify for this
21 deduction, the prime contractor must obtain a letter of qualification from
22 the Arizona commerce authority before beginning work under the contract.

23 19. Any amount of the gross proceeds of sales or gross income
24 attributable to development fees that are incurred in relation to a
25 contract for construction, development or improvement of real property and
26 that are paid by a prime contractor or subcontractor. For the purposes of
27 this paragraph:

28 (a) The attributable amount shall not exceed the value of the
29 development fees actually imposed.

30 (b) The attributable amount is equal to the total amount of
31 development fees paid by the prime contractor or subcontractor, and the
32 total development fees credited in exchange for the construction of,
33 contribution to or dedication of real property for providing public
34 infrastructure, public safety or other public services necessary to the
35 development. The real property must be the subject of the development
36 fees.

37 (c) "Development fees" means fees imposed to offset capital costs
38 of providing public infrastructure, public safety or other public services
39 to a development and authorized pursuant to section 9-463.05, section
40 11-1102 or title 48 regardless of the jurisdiction to which the fees are
41 paid.

42 20. The gross proceeds of sales or gross income derived from a
43 contract entered into for the construction of a mixed waste processing
44 facility that is located on a municipal solid waste landfill and that is

constructed for the purpose of recycling solid waste or producing renewable energy from landfill waste. For the purposes of this paragraph:

(a) "Mixed waste processing facility" means a solid waste facility that is owned, operated or used for the treatment, processing or disposal of solid waste, recyclable solid waste, conditionally exempt small quantity generator waste or household hazardous waste. For the purposes of this subdivision, "conditionally exempt small quantity generator waste", "household hazardous waste" and "solid waste facility" have the same meanings prescribed in section 49-701, except that solid waste facility does include a site that stores, treats or processes paper, glass, wood, cardboard, household textiles, scrap metal, plastic, vegetative waste, aluminum, steel or other recyclable material.

(b) "Municipal solid waste landfill" has the same meaning prescribed in section 49-701.

(c) "Recycling" means collecting, separating, cleansing, treating and reconstituting recyclable solid waste that would otherwise become solid waste, but does not include incineration or other similar processes.

(d) "Renewable energy" means usable energy, including electricity, fuels, gas and heat, produced through the conversion of energy provided by sunlight, water, wind, geothermal, heat, biomass, biogas, landfill gas or ~~other~~ ANOTHER nonfossil renewable resource.

21. The gross proceeds of sales or gross income derived from a contract to install containment structures. For the purposes of this paragraph, "containment structure" means a structure that prevents, monitors, controls or reduces noxious or harmful discharge into the environment.

C. Entitlement to the deduction pursuant to subsection B, paragraph 7 of this section is subject to the following provisions:

1. A prime contractor may establish entitlement to the deduction by both:

(a) Marking the invoice for the transaction to indicate that the gross proceeds of sales or gross income derived from the transaction was deducted from the base.

(b) Obtaining a certificate executed by the purchaser indicating the name and address of the purchaser, the precise nature of the business of the purchaser, the purpose for which the purchase was made, the necessary facts to establish the deductibility of the property under section 42-5061, subsection B, and a certification that the person executing the certificate is authorized to do so on behalf of the purchaser. The certificate may be disregarded if the prime contractor has reason to believe that the information contained in the certificate is not accurate or complete.

2. A person who does not comply with paragraph 1 of this subsection may establish entitlement to the deduction by presenting facts necessary to support the entitlement, but the burden of proof is on that person.

1 3. The department may prescribe a form for the certificate
2 described in paragraph 1, subdivision (b) of this subsection. The
3 department may also adopt rules that describe the transactions with
4 respect to which a person is not entitled to rely solely on the
5 information contained in the certificate provided in paragraph 1,
6 subdivision (b) of this subsection but must instead obtain such additional
7 information as required in order to be entitled to the deduction.

8 4. If a prime contractor is entitled to a deduction by complying
9 with paragraph 1 of this subsection, the department may require the
10 purchaser who caused the execution of the certificate to establish the
11 accuracy and completeness of the information required to be contained in
12 the certificate that would entitle the prime contractor to the deduction.
13 If the purchaser cannot establish the accuracy and completeness of the
14 information, the purchaser is liable in an amount equal to any tax,
15 penalty and interest that the prime contractor would have been required to
16 pay under article 1 of this chapter if the prime contractor had not
17 complied with paragraph 1 of this subsection. Payment of the amount under
18 this paragraph exempts the purchaser from liability for any tax imposed
19 under article 4 of this chapter. The amount shall be treated as a
20 transaction privilege tax to the purchaser and as tax revenues collected
21 from the prime contractor in order to designate the distribution base for
22 purposes of section 42-5029.

23 D. Subcontractors or others who perform modification activities are
24 not subject to tax if they can demonstrate that the job was within the
25 control of a prime contractor or contractors or a dealership of
26 manufactured buildings and that the prime contractor or dealership is
27 liable for the tax on the gross income, gross proceeds of sales or gross
28 receipts attributable to the job and from which the subcontractors or
29 others were paid.

30 E. Amounts received by a contractor for a project are excluded from
31 the contractor's gross proceeds of sales or gross income derived from the
32 business if the person who hired the contractor executes and provides a
33 certificate to the contractor stating that the person providing the
34 certificate is a prime contractor and is liable for the tax under article
35 1 of this chapter. The department shall prescribe the form of the
36 certificate. If the contractor has reason to believe that the information
37 contained on the certificate is erroneous or incomplete, the department
38 may disregard the certificate. If the person who provides the certificate
39 is not liable for the tax as a prime contractor, that person is
40 nevertheless deemed to be the prime contractor in lieu of the contractor
41 and is subject to the tax under this section on the gross receipts or
42 gross proceeds received by the contractor.

43 F. Every person engaging or continuing in this state in the
44 business of prime contracting or dealership of manufactured buildings
45 shall present to the purchaser of such prime contracting or manufactured

1 building a written receipt of the gross income or gross proceeds of sales
2 from such activity and shall separately state the taxes to be paid
3 pursuant to this section.

4 G. For the purposes of section 42-5032.01, the department shall
5 separately account for revenues collected under the prime contracting
6 classification from any prime contractor engaged in the preparation or
7 construction of a multipurpose facility, and related infrastructure, that
8 is owned, operated or leased by the tourism and sports authority pursuant
9 to title 5, chapter 8.

10 H. For the purposes of section 42-5032.02, from and after
11 September 30, 2013, the department shall separately account for revenues
12 reported and collected under the prime contracting classification from any
13 prime contractor engaged in the construction of any buildings and
14 associated improvements that are for the benefit of a manufacturing
15 facility. For the purposes of this subsection, "associated improvements"
16 and "manufacturing facility" have the same meanings prescribed in section
17 42-5032.02.

18 I. The gross proceeds of sales or gross income derived from a
19 contract for lawn maintenance services is not subject to tax under this
20 section if the contract does not include landscaping activities. Lawn
21 maintenance service is a service pursuant to section 42-5061, subsection
22 A, paragraph 1, and includes lawn mowing and edging, weeding, repairing
23 sprinkler heads or drip irrigation heads, seasonal replacement of flowers,
24 refreshing gravel, lawn dethatching, seeding winter lawns, leaf and debris
25 collection and removal, tree or shrub pruning or clipping, garden and
26 gravel raking and applying pesticides, as defined in section 3-361, and
27 fertilizer materials, as defined in section 3-262.

28 J. Except as provided in subsection 0 of this section, the gross
29 proceeds of sales or gross income derived from landscaping activities is
30 subject to tax under this section. Landscaping includes installing lawns,
31 grading or leveling ground, installing gravel or boulders, planting trees
32 and other plants, felling trees, removing or mulching tree stumps,
33 removing other imbedded plants, building irrigation berms, installing
34 railroad ties and installing underground sprinkler or watering systems.

35 K. The portion of gross proceeds of sales or gross income
36 attributable to the actual direct costs of providing architectural or
37 engineering services that are incorporated in a contract is not subject to
38 tax under this section. For the purposes of this subsection, "direct
39 costs" means the portion of the actual costs that are directly expended in
40 providing architectural or engineering services.

41 L. Operating a landfill or a solid waste disposal facility is not
42 subject to taxation under this section, including filling, compacting and
43 creating vehicle access to and from cell sites within the landfill.
44 Constructing roads to a landfill or solid waste disposal facility and

1 constructing cells within a landfill or solid waste disposal facility may
2 be deemed prime contracting under this section.

3 M. The following apply in determining the taxable situs of sales of
4 manufactured buildings:

5 1. For sales in this state where the manufactured building dealer
6 contracts to deliver the building to a setup site or to perform the setup
7 in this state, the taxable situs is the setup site.

8 2. For sales in this state where the manufactured building dealer
9 does not contract to deliver the building to a setup site or does not
10 perform the setup, the taxable situs is the location of the dealership
11 where the building is delivered to the buyer.

12 3. For sales in this state where the manufactured building dealer
13 contracts to deliver the building to a setup site that is outside this
14 state, the situs is outside this state and the transaction is excluded
15 from tax.

16 N. The gross proceeds of sales or gross income attributable to a
17 written contract for design phase services or professional services,
18 executed before modification begins and with terms, conditions and pricing
19 of all of these services separately stated in the contract from those for
20 construction phase services, is not subject to tax under this section,
21 regardless of whether the services are provided sequential to or
22 concurrent with prime contracting activities that are subject to tax under
23 this section. This subsection does not include the gross proceeds of
24 sales or gross income attributable to construction phase services. For
25 the purposes of this subsection:

26 1. "Construction phase services" means services for the execution
27 and completion of any modification, including the following:

28 (a) Administration or supervision of any modification performed on
29 the project, including team management and coordination, scheduling, cost
30 controls, submittal process management, field management, safety program,
31 close-out process and warranty period services.

32 (b) Administration or supervision of any modification performed
33 pursuant to a punch list. For the purposes of this subdivision, "punch
34 list" means minor items of modification work performed after substantial
35 completion and before final completion of the project.

36 (c) Administration or supervision of any modification performed
37 pursuant to change orders. For the purposes of this subdivision, "change
38 order" means a written instrument issued after execution of a contract for
39 modification work, providing for all of the following:

40 (i) The scope of a change in the modification work, contract for
41 modification work or other contract documents.

42 (ii) The amount of an adjustment, if any, to the guaranteed maximum
43 price as set in the contract for modification work. For the purposes of
44 this item, "guaranteed maximum price" means the amount guaranteed to be

1 the maximum amount due to a prime contractor for the performance of all
2 modification work for the project.

3 (iii) The extent of an adjustment, if any, to the contract time of
4 performance set forth in the contract.

5 (d) Administration or supervision of any modification performed
6 pursuant to change directives. For the purposes of this subdivision,
7 "change directive" means a written order directing a change in
8 modification work before agreement on an adjustment of the guaranteed
9 maximum price or contract time.

10 (e) Inspection to determine the dates of substantial completion or
11 final completion.

12 (f) Preparation of any manuals, warranties, as-built drawings,
13 spares or other items the prime contractor must furnish pursuant to the
14 contract for modification work. For the purposes of this subdivision,
15 "as-built drawing" means a drawing that indicates field changes made to
16 adapt to field conditions, field changes resulting from change orders or
17 buried and concealed installation of piping, conduit and utility services.

18 (g) Preparation of status reports after modification work has begun
19 detailing the progress of work performed, including preparation of any of
20 the following:

21 (i) Master schedule updates.

22 (ii) Modification work cash flow projection updates.

23 (iii) Site reports made on a periodic basis.

24 (iv) Identification of discrepancies, conflicts or ambiguities in
25 modification work documents that require resolution.

26 (v) Identification of any health and safety issues that have arisen
27 in connection with the modification work.

28 (h) Preparation of daily logs of modification work, including
29 documentation of personnel, weather conditions and on-site occurrences.

30 (i) Preparation of any submittals or shop drawings used by the
31 prime contractor to illustrate details of the modification work performed.

32 (j) Administration or supervision of any other activities for which
33 a prime contractor receives a certificate for payment or certificate for
34 final payment based on the progress of modification work performed on the
35 project.

36 2. "Design phase services" means services for developing and
37 completing a design for a project that are not construction phase
38 services, including the following:

39 (a) Evaluating surveys, reports, test results or any other
40 information on-site conditions for the project, including physical
41 characteristics, legal limitations and utility locations for the site.

42 (b) Evaluating any criteria or programming objectives for the
43 project to ascertain requirements for the project, such as physical
44 requirements affecting cost or projected utilization of the project.

1 (c) Preparing drawings and specifications for architectural program
2 documents, schematic design documents, design development documents,
3 modification work documents or documents that identify the scope of or
4 materials for the project.

5 (d) Preparing an initial schedule for the project, excluding the
6 preparation of updates to the master schedule after modification work has
7 begun.

8 (e) Preparing preliminary estimates of costs of modification work
9 before completion of the final design of the project, including an
10 estimate or schedule of values for any of the following:

11 (i) Labor, materials, machinery and equipment, tools, water, heat,
12 utilities, transportation and other facilities and services used in the
13 execution and completion of modification work, regardless of whether they
14 are temporary or permanent or whether they are incorporated in the
15 modifications.

16 (ii) The cost of labor and materials to be furnished by the owner
17 of the real property.

18 (iii) The cost of any equipment of the owner of the real property
19 to be assigned by the owner to the prime contractor.

20 (iv) The cost of any labor for installation of equipment separately
21 provided by the owner of the real property that has been designed,
22 specified, selected or specifically provided for in any design document
23 for the project.

24 (v) Any fee paid by the owner of the real property to the prime
25 contractor pursuant to the contract for modification work.

26 (vi) Any bond and insurance premiums.

27 (vii) Any applicable taxes.

28 (viii) Any contingency fees for the prime contractor that may be
29 used before final completion of the project.

30 (f) Reviewing and evaluating cost estimates and project documents
31 to prepare recommendations on site use, site improvements, selection of
32 materials, building systems and equipment, modification feasibility,
33 availability of materials and labor, local modification activity as
34 related to schedules and time requirements for modification work.

35 (g) Preparing the plan and procedures for selection of
36 subcontractors, including any prequalification of subcontractor
37 candidates.

38 3. "Professional services" means architect services, engineer
39 services, geologist services, land surveying services or landscape
40 architect services that are within the scope of those services as provided
41 in title 32, chapter 1 and for which gross proceeds of sales or gross
42 income has not otherwise been deducted under subsection K of this section.

43 0. The gross proceeds of sales or gross income derived from a
44 contract with the owner of real property or improvements to real property
45 for the maintenance, repair, replacement or alteration of existing

1 property is not subject to tax under this section if the contract does not
2 include modification activities, except as specified in this subsection.
3 The gross proceeds of sales or gross income derived from a de minimis
4 amount of modification activity does not subject the contract or any part
5 of the contract to tax under this section. For the purposes of this
6 subsection:

7 1. Tangible personal property that is incorporated or fabricated
8 into a project described in this subsection may be subject to the amount
9 prescribed in section 42-5008.01.

10 2. Each contract is independent of any other contract, except that
11 any change order that directly relates to the scope of work of the
12 original contract shall be treated the same as the original contract under
13 this chapter, regardless of the amount of modification activities included
14 in the change order. If a change order does not directly relate to the
15 scope of work of the original contract, the change order shall be treated
16 as a new contract, with the tax treatment of any subsequent change order
17 to follow the tax treatment of the contract to which the scope of work of
18 the subsequent change order directly relates.

19 P. Notwithstanding subsection O of this section, a contract that
20 primarily involves surface or subsurface improvements to land and that is
21 subject to title 28, chapter 19, 20 or 22 or title 34, chapter 2 or 6 is
22 taxable under this section, even if the contract also includes vertical
23 improvements. Agencies that are subject to procurement processes under
24 those provisions shall include in the request for proposals a notice to
25 bidders when those projects are subject to this section. This subsection
26 does not apply to contracts with:

27 1. Community facilities districts, fire districts, county
28 television improvement districts, community park maintenance districts,
29 cotton pest control districts, hospital districts, pest abatement
30 districts, health service districts, agricultural improvement districts,
31 county free library districts, county jail districts, county stadium
32 districts, special health care districts, public health services
33 districts, theme park districts or revitalization districts.

34 2. Any special taxing district not specified in paragraph 1 of this
35 subsection if the district does not substantially engage in the
36 modification, maintenance, repair, replacement or alteration of surface or
37 subsurface improvements to land.

38 Q. Notwithstanding subsection R, paragraph 10 of this section, a
39 person owning real property who enters into a contract for sale of the
40 real property, who is responsible to the new owner of the property for
41 modifications made to the property in the period subsequent to the
42 transfer of title and who receives a consideration for the modifications
43 is considered a prime contractor solely for purposes of taxing the gross
44 proceeds of sale or gross income received for the modifications made
45 subsequent to the transfer of title. The original owner's gross proceeds

of sale or gross income received for the modifications shall be determined according to the following methodology:

1. If any part of the contract for sale of the property specifies amounts to be paid to the original owner for the modifications to be made in the period subsequent to the transfer of title, the amounts are included in the original owner's gross proceeds of sale or gross income under this section. Proceeds from the sale of the property that are received after transfer of title and that are unrelated to the modifications made subsequent to the transfer of title are not considered gross proceeds of sale or gross income from the modifications.

2. If the original owner enters into an agreement separate from the contract for sale of the real property providing for amounts to be paid to the original owner for the modifications to be made in the period subsequent to the transfer of title to the property, the amounts are included in the original owner's gross proceeds of sale or gross income received for the modifications made subsequent to the transfer of title.

3. If the original owner is responsible to the new owner for modifications made to the property in the period subsequent to the transfer of title and derives any gross proceeds of sale or gross income from the project subsequent to the transfer of title other than a delayed disbursement from escrow unrelated to the modifications, it is presumed that the amounts are received for the modifications made subsequent to the transfer of title unless the contrary is established by the owner through its books, records and papers kept in the regular course of business.

4. The tax base of the original owner is computed in the same manner as a prime contractor under this section.

R. For the purposes of this section:

1. "Alteration" means an activity or action that causes a direct physical change to existing property. For the purposes of this paragraph:

(a) For existing property that is properly classified as class two property under section 42-12002, paragraph 1, subdivision (c) or paragraph 2, subdivision (c) and that is used for residential purposes, class three property under section 42-12003 or class four property under section 42-12004, this paragraph does not apply if the contract amount is more than twenty-five percent of the most recent full cash value established under chapter 13, article 2 of this title as of the date of any bid for the work or the date of the contract, whichever value is higher.

(b) For all existing property other than existing property described in subdivision (a) of this paragraph, this paragraph does not apply if the contract amount is more than \$750,000.

(c) Project elements may not be artificially separated from a contract to cause a project to qualify as an alteration. The department has the burden of proof that project elements have been artificially separated from a contract.

1 (d) If a project for which the owner and the person performing the
2 work reasonably believed, at the inception of the contract, would be
3 treated as an alteration under this paragraph and, on completion of the
4 project, the project exceeded the applicable threshold described in either
5 subdivision (a) or (b) of this paragraph by ~~no~~ NOT more than twenty-five
6 percent of the applicable threshold for any reason, the work performed
7 under the contract qualifies as an alteration.

8 (e) A change order that directly relates to the scope of work of
9 the original contract shall be treated as part of the original contract,
10 and the contract amount shall include any amount attributable to a change
11 order that directly relates to the scope of work of the original contract.

12 (f) Alteration does not include maintenance, repair or replacement.

13 2. "Contracting" means engaging in business as a contractor.

14 3. "Contractor" is synonymous with the term "builder" and means any
15 person or organization that undertakes to or offers to undertake to, or
16 purports to have the capacity to undertake to, or submits a bid to, or
17 does personally or by or through others, modify any building, highway,
18 road, railroad, excavation, manufactured building or other structure,
19 project, development or improvement, or to do any part of such a project,
20 including the erection of scaffolding or other structure or works in
21 connection with such a project, and includes subcontractors and specialty
22 contractors. For all purposes of taxation or deduction, this definition
23 shall govern without regard to whether or not such a contractor is acting
24 in fulfillment of a contract.

25 4. "Manufactured building" means a manufactured home, mobile home
26 or factory-built building, as defined in section 41-4001.

27 5. "Manufactured building dealer" means a dealer who either:

28 (a) Is licensed pursuant to title 41, chapter 37, article 4 and who
29 sells manufactured buildings to the final consumer.

30 (b) Supervises, performs or coordinates the excavation and
31 completion of site improvements or the setup of a manufactured building,
32 including the contracting, if any, with any subcontractor or specialty
33 contractor for the completion of the contract.

34 6. "Modification" means construction, grading and leveling ground,
35 wreckage or demolition. Modification does not include:

36 (a) Any project described in subsection 0 of this section.

37 (b) Any wreckage or demolition of existing property, or any other
38 activity that is a necessary component of a project described in
39 subsection 0 of this section.

40 (c) Any mobilization or demobilization related to a project
41 described in subsection 0 of this section, such as the erection or removal
42 of temporary facilities to be used by those persons working on the
43 project.

44 7. "Modify" means to make a modification or cause a modification to
45 be made.

1 8. "Owner" means the person that holds title to the real property
2 or improvements to real property that is the subject of the work, as well
3 as an agent of the title holder and any person with the authority to
4 perform or authorize work on the real property or improvements, including
5 a tenant and a property manager. For the purposes of subsection O of this
6 section, a person who is hired by a general contractor that is hired by an
7 owner, or a subcontractor of a general contractor that is hired by an
8 owner, is considered to be hired by the owner.

9 9. "Prime contracting" means engaging in business as a prime
10 contractor.

11 10. "Prime contractor" means a contractor who supervises, performs
12 or coordinates the modification of any building, highway, road, railroad,
13 excavation, manufactured building or other structure, project, development
14 or improvement, including the contracting, if any, with any subcontractors
15 or specialty contractors and who is responsible for the completion of the
16 contract. Except as provided in subsections E and Q of this section, a
17 person who owns real property, who engages one or more contractors to
18 modify that real property and who does not itself modify that real
19 property is not a prime contractor within the meaning of this paragraph
20 regardless of the existence of a contract for sale or the subsequent sale
21 of that real property.

22 11. "Replacement" means the removal from service of one component
23 or system of existing property or tangible personal property installed in
24 existing property, including machinery or equipment, and the installation
25 of a new component or system or new tangible personal property, including
26 machinery or equipment, that provides the same, a similar or an upgraded
27 design or functionality, regardless of the contract amount and regardless
28 of whether the existing component or system or existing tangible personal
29 property is physically removed from the existing property.

30 12. "Sale of a used manufactured building" does not include a lease
31 of a used manufactured building.

32 Sec. 2. Retroactivity

33 This act applies retroactively to taxable periods beginning from and
34 after December 31, 2023.