

111TH CONGRESS
1ST SESSION

H. R. 4012

To amend the Internal Revenue Code of 1986 to provide a 5-year recovery period for new nonresidential real property, and a 10-year recovery period for qualified leasehold improvement property, placed in service after December 31, 2009, and before January 1, 2012.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 3, 2009

Mr. TLAHRT introduced the following bill; which was referred to the
Committee on Ways and Means

A BILL

To amend the Internal Revenue Code of 1986 to provide a 5-year recovery period for new nonresidential real property, and a 10-year recovery period for qualified leasehold improvement property, placed in service after December 31, 2009, and before January 1, 2012.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. TEMPORARY 5-YEAR RECOVERY PERIOD FOR**
4 **NONRESIDENTIAL REAL PROPERTY.**

5 (a) IN GENERAL.—Subparagraph (B) of section
6 168(e)(3) of the Internal Revenue Code of 1986 is amend-
7 ed by striking “and” at the end of clause (vi), by striking

1 the period at the end of clause (vii) and inserting “, and”,
2 and by inserting after clause (vii) the following new clause:

3 “(viii) notwithstanding subsection (c),
4 any nonresidential real property originally
5 placed in service before January 1, 2012.”.

6 (b) EFFECTIVE DATE.—The amendments made by
7 this section shall apply to property placed in service after
8 December 31, 2009.

9 **SEC. 2. TEMPORARY 10-YEAR RECOVERY PERIOD FOR**
10 **QUALIFIED LEASEHOLD IMPROVEMENT**
11 **PROPERTY.**

12 (a) IN GENERAL.—Subparagraph (D) of section
13 168(e)(3) of the Internal Revenue Code of 1986 is amend-
14 ed by striking “and” at the end of clause (iii), by striking
15 the period at the end of clause (iv) and inserting “, and”,
16 and by adding at the end the following new clause:

17 “(v) any qualified leasehold improve-
18 ment property placed in service before Jan-
19 uary 1, 2012.”.

20 (b) EFFECTIVE DATE.—The amendments made by
21 this section shall apply to property placed in service after
22 December 31, 2009.

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