Form NC-478E - Investing in Central Office or Aircraft Facility Property

The credit for investing in central office or aircraft facility property is taken in seven equal installments beginning in the tax year following the year in which the property is placed in service. Any unused portion of the credit may be carried forward for five succeeding years.

The following instructions for completing Part 1 through Part 5 of Form NC-478E apply to individuals, S corporations claiming the credit against franchise tax, and C corporations. Partnerships, S corporations claiming the credit against income tax, and other pass-through entities, see the specific instructions for pass-through entities located after the instructions for Part 6.

**Part 1. Business Information.** (The information requested in Part 1 is for a single establishment at which central office or aircraft facility property was purchased or leased and placed in service in North Carolina during 2005. If you invested in more than one central office or aircraft facility property in tax year 2005, complete a separate Form NC-478E for each location.)

To be eligible for the credit for investing in central office or aircraft facility property, a taxpayer must be one of the eligible business types. In addition, taxpayers must meet all of the following conditions:

1. Meet the general eligibility requirements.
2. Purchase or lease real property in North Carolina.
3. Begin to use the property as a central office or an aircraft facility during tax year 2005.

**Name, Address, and County of Establishment at which Credit is Generated.** Enter the name, address, county, and NAICS Code for each establishment in which an investment of central office or aircraft facility property is made. If the establishment is located in a tier three, four, or five area and not in a development zone, a wage standard test must also be satisfied. The wage standard test for investing in central office or aircraft facility property requires the combined average weekly wage of all jobs at the location with respect to which a credit is claimed to meet the wage standard. For more information about the wage standard test, see the “Guidelines for Article 3A Tax Credits” available from the Department’s website.

**Other Business Information.** Taxpayers must provide health insurance for all full-time positions at the central office or aircraft facility location. The insurance must be provided to the employees at the time the central office or aircraft facility property is purchased or leased and placed in service, and must be maintained every year an installment of the credit or a carryforward of the credit is claimed. Taxpayers must provide with the tax return certification that health insurance is provided to all full-time positions at the central office or aircraft facility location.

**Part 2. Computation of Credit Amount for Investing in Central Office or Aircraft Facility Property at this Establishment.** (The information requested in Part 2, Lines 1 through 5, is a cumulative total for all central or aircraft facility property in service in North Carolina and will be the same number on all NC-478Es filed. The information requested in Part 2, Lines 6 through 9, is for a single establishment at which central office or aircraft facility property was purchased or leased and placed in service in North Carolina during 2005. If you invested in more than one central office or aircraft facility property in tax year 2005, complete a separate Form NC-478E for each location.)

**Line 1.** Enter the cost of central office or aircraft facility property purchased or leased and placed in service in North Carolina during tax year 2005. (Note. If you own the property, cost is determined pursuant to the regulations of Section 1012 of the Internal Revenue Code. If you lease the property, cost is considered to be the amount of the lease payments over a seven-year period, plus any expenditures made to improve the property before the property is used as a central office or aircraft facility if the expenditures are not reimbursed or credited by a lessor.)

**Line 2.** Enter the cost of all central office or aircraft facility property used in North Carolina on the last day of 2005. (Note. The cost of all central office and aircraft facility property used in North Carolina on the last day of 2005 must also be entered in the 2005 column of Part 4.)

**Line 3.** Enter the cost of all central office or aircraft facility property used in North Carolina on the last day of the base year. The base year is that year, of the three immediately preceding taxable years, in which the most central office or aircraft facility property is in service in North Carolina.

**Line 4.** Subtract Line 3 from Line 2, but not less than zero.

**Line 5.** Enter the lesser of Line 1 or Line 4. This is the maximum eligible investment amount for investing in central office or aircraft facility property in North Carolina for tax year 2005.

**Line 6.** Enter the amount of Line 5 attributed to this establishment.

**Line 7.** Multiply Line 6 by 7%.

**Line 8.** Enter the percentage of square feet of property used as central office or aircraft facility property.

**Line 9.** Multiply Line 7 by Line 8. This is the amount of credit for investing in central office or aircraft facility property at this establishment in 2005.

**Part 3. Computation of Credit Amount for Investing in Central Office or Aircraft Facility Property Statewide.** (The information requested in Part 3 is a cumulative total for all separate NC-478Es and should be entered only once on the last NC-478E filed.)

**Line 10.** Add the amount on Part 2, Line 9 for each establishment in tax year 2005.

**Line 11.** The maximum credit for investing in central office or aircraft facility property in N.C. in tax year 2005 is $500,000.

**Line 12.** Enter the lesser of Line 10 or Line 11. This is the amount of credit for investing in central office or aircraft facility property in North Carolina in 2005. Enter the total credit amount for investing in central office or aircraft facility property in 2005 for ALL establishments in the Credit History Table. (See Part 6, 2005 Column, Credit Amount.)

**Line 13.** Divide Line 12 by the number 7. This is the installment amount for investing in central office or aircraft facility property to be taken starting in tax year 2006.

**Part 4. Central Office or Aircraft Facility Property in Service in North Carolina on the Last Day of the Tax Year.** (The information requested for Part 4 is a cumulative total for all establishments and should be entered only once on the last Form NC-478E filed.)

Enter the total cost of all property in service in North Carolina on the last day of each tax year for each year requested. This information is used to determine the base year on Part 2, Line 3.

**Part 5. Computation of Amount To Be Taken in 2005.** (The information requested for Part 5 is a cumulative total for all establishments and should be entered only once on the last Form NC-478E filed.)
Line 14. Enter the 2004 installment amount.
   (See 2004 Form NC-478E, Part 3, Line 13.)

Line 15. Enter the 2003 installment amount.
   (See 2003 Form NC-478E, Part 3, Line 13.)

Line 16. Enter the 2002 installment amount.
   (See 2002 Form NC-478E, Part 3, Line 15.)

Line 17. Enter the 2001 installment amount.
   (See 2001 Form NC-478E, Part 1, Line 13.)

Line 18. Enter the 2000 installment amount.
   (See 2000 Form NC-478E, Part 1, Line 11.)

Line 19. Enter the 1999 installment amount.
   (See 1999 Form CD-478E, Part 1, Line 11.)

Line 20. Enter the 1998 installment amount.
   (See 1998 Form CD-478E, Line 13.)

Line 21. Enter the portion of installment amounts not taken for
tax years 1997 through 2003.

Line 22. Add Lines 14 through 21. This is the amount of credit
to take in 2005 for investing in central office or aircraft
facility property. (Carry amount to Form NC-478, Line 5.)

Part 6. Central Office or Aircraft Facility Property Credit
History Table. (The information requested for Part 6 is a
cumulative total for all establishments and should be entered
only once on the last Form NC-478E filed. The installment portion
of Credit History Table can not be completed in its entirety until
after completing Part 3 of Form NC-478.)

Office Employees in NC at Year-end
   In the 2005 column, enter the number of office
   employees in North Carolina at the end of 2005.
   In the 1998 through 2004 columns, enter the
   number of office employees in N.C. for each
   year as previously reported on Form NC-478E.

Credit Amount
   In the 2005 column, enter the total credit
   amount for investing in central office or
   aircraft facility property in tax year 2005. (From
   Part 3, Line 12.) In the 1998 through 2004
   columns, enter the total credit amount as
calculated on the prior years’ Form NC-478E.

Installments
   In the 1998 through 2004 columns, enter the
   amount of installment actually taken in each
tax year. The amount of installment taken
includes the amount of each year’s installment
utilized during that tax year plus any unused
portion of a prior year’s installment taken in that
tax year. (For more information see “Credit
History Table”.)

Carryforwards Taken
   If any portion of a prior year’s installment is taken
in tax year 2005, enter the amount in the
applicable column. (Important. Carryforwards
taken do not include the amount of current
year’s installment taken. Carryforwards taken
should only be entered if in 2005 a portion of a
prior year’s installment is utilized.)

Carryforwards To Take In Future
   If the current year’s installment is not fully
utilized in tax year 2005, enter the amount not
taken as a carryforward to take in the future.
(Important. Carryforwards to take in the future
do not include eligible installments to be taken
in future years. Carryforwards to take in the
future should only be entered if in 2005 a
portion of a current year’s installment can not
be utilized due to the 50% of tax limitation.)

Expired Installments
   If an installment expires, enter the amount of
expired credit in the applicable column.
Generally, a credit for investing in central office
or aircraft facility property expires if a taxpayer
fails to meet the general eligibility requirements,
or if, the central office or aircraft facility property
is disposed of, taken out of service, or moved
out of North Carolina prior to the end of the
seven-year period in which the credit is claimed.
(For a detailed example on how to calculate
the amount of expired installment, see the
“Guidelines for Article 3A Tax Credits”
available from the Department’s website.)

Pass-through entities. S corporations claiming the credit against
income tax complete Parts 1 through 4 as one taxpayer, then allocate
the amount from Part 3, Line 13 among the shareholders. Complete
Parts 5 and 6 by including the amounts allocated to those
nonresident shareholders on whose behalf a composite return is
being filed. On Part 5, Line 21, include only the carryforwards for
those nonresident shareholders on whose behalf a composite return
is filed in both the prior year and the current year. Partnerships
complete Parts 1 through 4 as one taxpayer, then allocate the amount
from Part 3, Line 13 among the partners. Complete Parts 5 and 6 by
including the amounts allocated to those nonresident partners on
whose behalf the managing partner pays the tax. On Part 5, Line
21, include only the carryforwards for those nonresident partners
on whose behalf the partnership pays tax in both the prior year and
the current year. Trusts and estates complete Parts 1 through 4 as
one taxpayer, then allocate the amount from Part 3, Line 13 among
the fiduciary and the beneficiaries. Complete Parts 5 and 6 by
including only the amount that is allocated to the fiduciary.