

SUBTITLE A. INCOME TAXES
CHAPTER 1. NORMAL TAXES AND SURTAXES
SUBCHAPTER F. EXEMPT ORGANIZATIONS
PART III. TAXATION OF BUSINESS INCOME OF CERTAIN EXEMPT ORGANIZATIONS

IRC Sec. 512

Sec. 512. Unrelated business taxable income.

(a) Definition. For purposes of this title--

(1) General rule. Except as otherwise provided in this subsection, the term "unrelated business taxable income" means the gross income derived by any organization from any unrelated trade or business (as defined in section 513 [[26 USCS § 513](#)]) regularly carried on by it, less the deductions allowed by this chapter [[26 USCS §§ 1](#) et seq.] which are directly connected with the carrying on of such trade or business, both computed with the modifications provided in subsection (b).

(2) Special rule for foreign organizations. In the case of an organization described in section 511 [[26 USCS § 511](#)] which is a foreign organization, the unrelated business taxable income shall be--

(A) its unrelated business taxable income which is derived from sources within the United States and which is not effectively connected with the conduct of a trade or business within the United States, plus

(B) its unrelated business taxable income which is effectively connected with the conduct of a trade or business within the United States.

(3) Special rules applicable to organizations described in paragraph (7), (9), (17), or (20) of section 501(c).

(A) General rule. In the case of an organization described in paragraph (7), (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)], the term "unrelated business taxable income" means the gross income (excluding any exempt function income), less the deductions allowed by this chapter [[26 USCS §§ 1](#) et seq.] which are directly connected with the production of the gross income (excluding exempt function income), both computed with the modifications provided in paragraphs (6), (10), (11), and (12) of subsection (b). For purposes of the preceding sentence, the deductions provided by sections 243, 244, and 245 [[26 USCS §§ 243](#), [244](#), and [245](#)] (relating to dividends received by corporations) shall be treated as not directly connected with the production of gross income.

(B) Exempt function income. For purposes of subparagraph (A), the term "exempt function income" means the gross income from dues, fees, charges, or similar amounts paid by members of the organization as consideration for providing such members or their dependents or guests goods, facilities, or services in furtherance of the purposes constituting the basis for the exemption of the organization to which such income is paid. Such term also means all income (other than an amount equal to the gross income derived from any unrelated trade or business regularly carried on by such organization computed as if the organization were subject to paragraph (1)), which is set aside--

(i) for a purpose specified in section 170(c)(4) [[26 USCS § 170\(c\)\(4\)](#)], or

(ii) in the case of an organization described in paragraph (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)], to provide for the payment of life, sick, accident, or other benefits,

including reasonable costs of administration directly connected with a purpose described in clause (i) or (ii). If during the taxable year, an amount which is attributable to income so set aside is used for a purpose other than that described in clause (i) or (ii), such amount shall be included, under subparagraph (A), in

unrelated business taxable income for the taxable year.

(C) Applicability to certain corporations described in section 501(c)(2) [[26 USCS § 501\(c\)\(2\)](#)]. In the case of a corporation described in section 501(c)(2) [[26 USCS § 501\(c\)\(2\)](#)], the income of which is payable to an organization described in paragraph (7), (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)], subparagraph (A) shall apply as if such corporation were the organization to which the income is payable. For purposes of the preceding sentence, such corporation shall be treated as having exempt function income for a taxable year only if it files a consolidated return with such organization for such year.

(D) Nonrecognition of gain. If property used directly in the performance of the exempt function of an organization described in paragraph (7), (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)] is sold by such organization, and within a period beginning 1 year before the date of such sale, and ending 3 years after such date, other property is purchased and used by such organization directly in the performance of its exempt function, gain (if any) from such sale shall be recognized only to the extent that such organization's sales price of the old property exceeds the organization's cost of purchasing the other property. For purposes of this subparagraph, the destruction in whole or in part, theft, seizure, requisition, or condemnation of property, shall be treated as the sale of such property, and rules similar to the rules provided by subsections (b), (c), (e), and (j) of section 1034 (as in effect on the day before the date of the enactment of the Taxpayer Relief Act of 1997 [enacted Aug. 5, 1997]) shall apply.

(E) Limitation on amount of setaside in the case of organizations described in paragraph (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)].

(i) In general. In the case of any organization described in paragraph (9), (17), or (20) of section 501(c) [[26 USCS § 501\(c\)](#)], a set-aside for any purpose specified in clause (ii) of subparagraph (B) may be taken into account under subparagraph (B) only to the extent that such set-aside does not result in an amount of assets set aside for such purpose in excess of the account limit determined under section 419A [[26 USCS § 419A](#)] (without regard to subsection (f)(6) thereof) for the taxable year (not taking into account any reserve described in section 419A(c)(2)(A) [[26 USCS § 419A\(c\)\(2\)\(A\)](#)] for post-retirement medical benefits).

(ii) Treatment of existing reserves for post-retirement medical or life insurance benefits.

(I) Clause (i) shall not apply to any income attributable to an existing reserve for post-retirement medical or life insurance benefits.

(II) For purposes of subclause (I), the term "reserve for post-retirement medical or life insurance benefits" means the greater of the amount of assets set aside for purposes of post-retirement medical or life insurance benefits to be provided to covered employees as of the close of the last plan year ending before the date of the enactment of the Tax Reform Act of 1984 or on July 18, 1984.

(III) All payments during plan years ending on or after the date of the enactment of the Tax Reform Act of 1984 [enacted July 18, 1984] of post-retirement medical benefits or life insurance benefits shall be charged against the reserve referred to in subclause (II). Except to the extent provided in regulations prescribed by the Secretary, all plans of an employer shall be treated as 1 plan for purposes of the preceding sentence.

(iii) Treatment of tax exempt organizations. This subparagraph shall not apply to any organization if substantially all of the contributions to such organization are made by employers who were exempt from tax under this chapter [[26 USCS §§ 1 et seq.](#)] throughout the 5-taxable year period ending with the taxable year in which the contributions are made.

(4) Special rule applicable to organizations described in section 501(c)(19). In the

case of an organization described in section 501(c)(19) [26 USCS § 501(c)(19)], the term "unrelated business taxable income" does not include any amount attributable to payments for life, sick, accident, or health insurance with respect to members of such organizations or their dependents which is set aside for the purpose of providing for the payment of insurance benefits or for a purpose specified in section 170(c)(4) [26 USCS § 170(c)(4)]. If an amount set aside under the preceding sentence is used during the taxable year for a purpose other than a purpose described in the preceding sentence, such amount shall be included, under paragraph (1), in unrelated business taxable income for the taxable year.

(5) Definition of payments with respect to securities loans.

(A) The term "payments with respect to securities loans" includes all amounts received in respect of a security (as defined in section 1236(c) [26 USCS § 1236(c)]) transferred by the owner to another person in a transaction to which section 1058 [26 USCS § 1058] applies (whether or not title to the security remains in the name of the lender) including--

(i) amounts in respect of dividends, interest, or other distributions,
(ii) fees computed by reference to the period beginning with the transfer of securities by the owner and ending with the transfer of identical securities back to the transferor by the transferee and the fair market value of the security during such period,
(iii) income from collateral security for such loan, and
(iv) income from the investment of collateral security.

(B) Subparagraph (A) shall apply only with respect to securities transferred pursuant to an agreement between the transferor and the transferee which provides for--

(i) reasonable procedures to implement the obligation of the transferee to furnish to the transferor, for each business day during such period, collateral with a fair market value not less than the fair market value of the security at the close of business on the preceding business day,

(ii) termination of the loan by the transferor upon notice of not more than 5 business days, and

(iii) return to the transferor of securities identical to the transferred securities upon termination of the loan.

(b) Modifications. The modifications referred to in subsection (a) are the following:

(1) There shall be excluded all dividends, interest, payments with respect to securities loans (as defined in subsection (a)(5)), amounts received or accrued as consideration for entering into agreements to make loans, and annuities, and all deductions directly connected with such income.

(2) There shall be excluded all royalties (including overriding royalties) whether measured by production or by gross or taxable income from the property, and all deductions directly connected with such income.

(3) In the case of rents--

(A) Except as provided in subparagraph (B), there shall be excluded--

(i) all rents from real property (including property described in section 1245(a)(3)(C) [26 USCS § 1245(a)(3)(C)]), and

(ii) all rents from personal property (including for purposes of this paragraph as personal property any property described in section 1245(a)(3)(B) [26 USCS § 1245(a)(3)(B)]) leased with such real property, if the rents attributable to such personal property are an incidental amount of the total rents received or accrued under the lease, determined at the time the personal property is placed in service.

(B) Subparagraph (A) shall not apply--

(i) if more than 50 percent of the total rent received or accrued under the

lease is attributable to personal property described in subparagraph (A)(ii), or
(ii) if the determination of the amount of such rent depends in whole or in part on the income or profits derived by any person from the property leased (other than an amount based on a fixed percentage or percentages of receipts or sales).

(C) There shall be excluded all deductions directly connected with rents excluded under subparagraph (A).

(4) Notwithstanding paragraph (1), (2), (3), or (5), in the case of debt-financed property (as defined in section 514 [26 USCS § 514]) there shall be included, as an item of gross income derived from an unrelated trade or business, the amount ascertained under section 514(a)(1) [26 USCS § 514(a)(1)], and there shall be allowed, as a deduction, the amount ascertained under section 514(a)(2) [26 USCS § 514(a)(2)].

(5) There shall be excluded all gains or losses from the sale, exchange, or other disposition of property other than--

(A) stock in trade or other property of a kind which would properly be includible in inventory if on hand at the close of the taxable year, or

(B) property held primarily for sale to customers in the ordinary course of the trade or business.

There shall also be excluded all gains or losses recognized, in connection with the organization's investment activities, from the lapse or termination of options to buy or sell securities (as defined in section 1236(c) [26 USCS § 1236(c)]) or real property and all gains or losses from the forfeiture of good-faith deposits (that are consistent with established business practice) for the purchase, sale, or lease of real property in connection with the organization's investment activities. This paragraph shall not apply with respect to the cutting of timber which is considered, on the application of section 631 [26 USCS § 631], as a sale or exchange of such timber.

(6) The net operating loss deduction provided in section 172 [26 USCS § 172] shall be allowed, except that--

(A) the net operating loss for any taxable year, the amount of the net operating loss carryback or carryover to any taxable year, and the net operating loss deduction for any taxable year shall be determined under section 172 [26 USCS § 172] without taking into account any amount of income or deduction which is excluded under this part in computing the unrelated business taxable income; and

(B) the terms "preceding taxable year" and "preceding taxable years" as used in section 172 [26 USCS § 172] shall not include any taxable year for which the organization was not subject to the provisions of this part [26 USCS §§ 511 et seq.].

(7) There shall be excluded all income derived from research for (A) the United States, or any of its agencies or instrumentalities, or (B) any State or political subdivision thereof; and there shall be excluded all deductions directly connected with such income.

(8) In the case of a college, university, or hospital, there shall be excluded all income derived from research performed for any person, and all deductions directly connected with such income.

(9) In the case of an organization operated primarily for purposes of carrying on fundamental research the results of which are freely available to the general public, there shall be excluded all income derived from research performed for any person, and all deductions directly connected with such income.

(10) In the case of any organization described in section 511(a) [26 USCS § 511(a)], the deduction allowed by section 170 [26 USCS § 170] (relating to charitable etc. contributions and gifts) shall be allowed (whether or not directly connected with the carrying on of the trade or business), but shall not exceed 10 percent of the unrelated business taxable income computed without the benefit of this paragraph.

(11) In the case of any trust described in section 511(b), the deduction allowed by section 170 [[26 USCS § 170](#)] (relating to charitable etc. contributions and gifts) shall be allowed (whether or not directly connected with the carrying on of the trade or business), and for such purpose a distribution made by the trust to a beneficiary described in section 170 shall be considered as a gift or contribution. The deduction allowed by this paragraph shall be allowed with the limitations prescribed in section 170(b)(1)(A) and (B) [[26 USCS §§ 170\(b\)\(1\)\(A\) and \(B\)](#)] determined with reference to the unrelated business taxable income computed without the benefit of this paragraph (in lieu of with reference to adjusted gross income).

(12) Except for purposes of computing the net operating loss under section 172 [[26 USCS § 172](#)] and paragraph (6), there shall be allowed a specific deduction of \$ 1,000. In the case of a diocese, province of a religious order, or a convention or association of churches, there shall also be allowed, with respect to each parish, individual church, district, or other local unit, a specific deduction equal to the lower of--

- (A) \$ 1,000, or
- (B) the gross income derived from any unrelated trade or business regularly carried on by such local unit.

For purposes of this subparagraph, real property includes an interest in a mortgage.