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HOUSE BILL NO. 977

AMENDMENT IN THE NATURE OF A SUBSTITUTE
(Proposed by the House Committee on Finance
on January 28, 2026)

(Patron Prior to Substitute—Delegate Watts)

A BILL to amend and reenact §§ 58.1-301, 58.1-322.03, 58.1-332, 58.1-390.3, and 58.1-402 of the Code of Virginia, relating to conformity of the tax laws of the Commonwealth to the Internal Revenue Code; taxation provisions; emergency.

Be it enacted by the General Assembly of Virginia:

1. That §§ 58.1-301, 58.1-322.03, 58.1-332, 58.1-390.3, and 58.1-402 of the Code of Virginia are amended and reenacted as follows:

§ 58.1-301. Conformity to Internal Revenue Code.

A. Any term used in this chapter shall have the same meaning as when used in a comparable context in the laws of the United States relating to federal income taxes, unless a different meaning is clearly required.

B. Any reference in this chapter to the laws of the United States relating to federal income taxes shall mean the provisions of the Internal Revenue Code of 1954, and amendments thereto, and other provisions of the laws of the United States relating to federal income taxes, except for:

1. The special depreciation allowance for certain property provided for under §§ 168(k), 168(l), 168(m), 168(n), 1400L, and 1400N of the Internal Revenue Code;

2. The carry-back of certain net operating losses for five years under § 172(b)(1)(H) of the Internal Revenue Code;

3. The original issue discount on applicable high yield discount obligations under § 163(e)(5)(F) of the Internal Revenue Code;

4. The deferral of certain income under § 108(i) of the Internal Revenue Code. For Virginia income tax purposes, income from the discharge of indebtedness in connection with the reacquisition of an "applicable debt instrument" (as defined under § 108(i) of the Internal Revenue Code) reacquired in the taxable year shall be fully included in the taxpayer's Virginia taxable income for the taxable year, unless the taxpayer elects to include such income in the taxpayer's Virginia taxable income ratably over a three-taxable-year period beginning with taxable year 2009 for transactions completed in taxable year 2009, or over a three-taxable-year period beginning with taxable year 2010 for transactions completed in taxable year 2010 on or before April 21, 2010. For purposes of such election, all other provisions of § 108(i) of the Internal Revenue Code shall apply mutatis mutandis. No other deferral shall be allowed for income from the discharge of indebtedness in connection with the reacquisition of an "applicable debt instrument";

5. For taxable years beginning on and after January 1, 2019, the suspension of the overall limitation on itemized deductions under § 68(f) of the Internal Revenue Code. The limitation on itemized deductions, which shall be the limitation contained in § 68 of the Internal Revenue Code as it existed before the passage of the federal Budget Reconciliation Act, P.L. 119-21 (2025), and without regard to § 68(f) of the Internal Revenue Code;

6. For taxable years beginning on and after January 1, 2017, but before January 1, 2018, and for taxable years beginning on and after January 1, 2019, the 7.5 percent of federal adjusted gross income threshold set forth in § 213(a) of the Internal Revenue Code that is used for purposes of computing the deduction allowed for expenses for medical care pursuant to § 213 of the Internal Revenue Code. For such taxable years, the threshold utilized for Virginia income tax purposes to compute the deduction allowed for expenses for medical care pursuant to § 213 of the Internal Revenue Code shall be 10 percent of federal adjusted gross income;

7. The provisions of §§ 2303(a) and 2303(b) of the federal Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 (2020), related to the net operating loss limitation and carryback;

8. The provisions of § 2304(a) of the federal Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 (2020), related to a loss limitation applicable to taxpayers other than corporations;

9. The provisions of § 2306 of the federal Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 (2020), related to the limitation on business interest;

10. For taxable years beginning before January 1, 2021, the provisions of §§ 276(a), 276(b)(2), 276(b)(3), 278(a)(2), 278(a)(3), 278(b)(2), 278(b)(3), 278(c)(2), 278(c)(3), 278(d)(2), and 278(d)(3) of the federal Consolidated Appropriations Act, P.L. 116-260 (2020), and §§ 9672(2), 9672(3), 9673(2), and 9673(3) of the federal American Rescue Plan Act, P.L. 117-2 (2021) related to deductions, tax attributes, and basis increases for certain loan forgiveness and other business financial assistance; and

11. The provisions of § 70302 of the federal Budget Reconciliation Act, P.L. 119-21 (2025), relating to the expensing and amortization of research and experimental expenditures. Such research and experimental expenditures shall continue to be subject to the applicable amortization period;

60 12. *The provisions of § 70306 of the federal Budget Reconciliation Act, P.L. 119-21 (2025), relating to the
61 increased dollar limitations for expensing of certain depreciable business assets; and*

62 13. a. (1) Any amendment enacted on or after January 1, 2023 2026, with a projected impact that would
63 increase or decrease general fund revenues by greater than \$15 million in the fiscal year in which the
64 amendment was enacted or any of the succeeding four fiscal years. The provisions of this subdivision shall
65 not apply to any amendment to federal income tax law that is either subsequently adopted by the General
66 Assembly or a federal tax extender as defined in subdivision b.

67 (2) All amendments enacted on or after January 1, 2023 2026, and occurring between adjournment sine
68 die of the previous regular session of the General Assembly and the first day of the subsequent regular
69 session of the General Assembly if the cumulative projected impact of such amendments would increase or
70 decrease general fund revenues by greater than \$75 million in the fiscal year in which the amendments were
71 enacted or any of the succeeding four fiscal years. The provisions of this subdivision shall not apply to any
72 amendment to federal income tax law that is (i) subsequently adopted by the General Assembly, (ii) a federal
73 tax extender as defined in subdivision b, or (iii) enacted before the date on which the cumulative projected
74 impact is met. However, any amendment conformed to pursuant to clause (iii) shall be included in the
75 calculation of the \$75 million threshold for purposes of determining whether such threshold has been met.

76 (3) Beginning January 1, 2024, the threshold provided by subdivision (1) shall be adjusted annually based
77 on the preceding change in the Chained Consumer Price Index for All Urban Consumers (C-CPI-U), as
78 published by the Bureau of Labor Statistics for the U.S. Department of Labor or any successor index for the
79 previous year.

80 b. For purposes of this subdivision 11 13, "amendment" means a single amendment to federal income tax
81 law or a group of such amendments enacted in the same act of Congress that collectively surpass the
82 threshold impact, and "federal tax extender" means an amendment to federal tax law that extends the
83 expiration date of a federal tax provision to which Virginia conforms or has previously conformed.

84 c. The Secretary of Finance, in consultation with the Chairmen of the Senate Committee on Finance and
85 Appropriations and the House Committees on Appropriations and Finance, shall be responsible for
86 determining whether the criteria of subdivision a are met.

87 d. The Secretary of Finance shall annually provide a report on or before November 15 of each year on the
88 fiscal impact of amendments to federal income tax law occurring since the adjournment sine die of the
89 preceding regular session of the General Assembly to the Chairmen of the Senate Committee on Finance and
90 Appropriations and the House Committees on Appropriations and Finance. The Secretary of Finance shall
91 also provide updates to the same Chairmen on any further amendments to federal income tax law occurring
92 between submission of the required report and the first day of the subsequent regular session of the General
93 Assembly.

94 C. The Department of Taxation is hereby authorized to develop procedures or guidelines for
95 implementation of the provisions of this section, which procedures or guidelines shall be exempt from the
96 provisions of the Administrative Process Act (§ 2.2-4000 et seq.).

97 **§ 58.1-322.03. Virginia taxable income; deductions.**

98 In computing Virginia taxable income pursuant to § 58.1-322, there shall be deducted from Virginia
99 adjusted gross income as defined in § 58.1-321:

100 1. a. The amount allowable for itemized deductions for federal income tax purposes where the taxpayer
101 has elected for the taxable year to itemize deductions on his federal return, but reduced by the amount of
102 income taxes imposed by the Commonwealth or any other taxing jurisdiction and deducted on such federal
103 return and increased by an amount that, when added to the amount deducted under § 170 of the Internal
104 Revenue Code for mileage, results in a mileage deduction at the state level for such purposes at a rate of 18
105 cents per mile; or

106 b. Provided that the taxpayer has not itemized deductions for the taxable year on his federal income tax
107 return: (i) for taxable years beginning before January 1, 2019, and on and after January 1, 2027, \$3,000 for
108 single individuals and \$6,000 for married persons (one-half of such amounts in the case of a married
109 individual filing a separate return); (ii) for taxable years beginning on and after January 1, 2019, but before
110 January 1, 2022, \$4,500 for single individuals and \$9,000 for married persons (one-half of such amounts in
111 the case of a married individual filing a separate return); (iii) for taxable years beginning on and after January
112 1, 2022, but before January 1, 2024, \$8,000 for single individuals and \$16,000 for married persons (one-half
113 of such amounts in the case of a married individual filing a separate return); (iv) for taxable years beginning
114 on and after January 1, 2024, but before January 1, 2025, \$8,500 for single individuals and \$17,000 for
115 married persons (one-half of such amounts in the case of a married individual filing a separate return); and (v)
116 for taxable years beginning on and after January 1, 2025, but before January 1, 2027, \$8,750 for single
117 individuals and \$17,500 for married persons (one-half of such amounts in the case of a married individual
118 filing a separate return). For purposes of this section, any person who may be claimed as a dependent on
119 another taxpayer's return for the taxable year may compute the deduction only with respect to earned income.

120 2. a. A deduction in the amount of \$930 for each personal exemption allowable to the taxpayer for federal
121 income tax purposes.

122 b. Each blind or aged taxpayer as defined under § 63(f) of the Internal Revenue Code shall be entitled to
 123 an additional personal exemption in the amount of \$800.

124 The additional deduction for blind or aged taxpayers allowed under this subdivision shall be allowable
 125 regardless of whether the taxpayer itemizes deductions for the taxable year for federal income tax purposes.

126 3. A deduction equal to the amount of employment-related expenses upon which the federal credit is
 127 based under § 21 of the Internal Revenue Code for expenses for household and dependent care services
 128 necessary for gainful employment.

129 4. An additional \$1,000 deduction for each child residing for the entire taxable year in a home under
 130 permanent foster care placement as defined in § 63.2-908, provided that the taxpayer can also claim the child
 131 as a personal exemption under § 151 of the Internal Revenue Code.

132 5. a. A deduction in the amount of \$12,000 for individuals born on or before January 1, 1939.

133 b. A deduction in the amount of \$12,000 for individuals born after January 1, 1939, who have attained the
 134 age of 65. This deduction shall be reduced by \$1 for every \$1 that the taxpayer's adjusted federal adjusted
 135 gross income exceeds \$50,000 for single taxpayers or \$75,000 for married taxpayers. For married taxpayers
 136 filing separately, the deduction shall be reduced by \$1 for every \$1 that the total combined adjusted federal
 137 adjusted gross income of both spouses exceeds \$75,000.

138 For the purposes of this subdivision, "adjusted federal adjusted gross income" means federal adjusted
 139 gross income minus any benefits received under Title II of the Social Security Act and other benefits subject
 140 to federal income taxation solely pursuant to § 86 of the Internal Revenue Code, as amended.

141 6. The amount an individual pays as a fee for an initial screening to become a possible bone marrow
 142 donor, if (i) the individual is not reimbursed for such fee or (ii) the individual has not claimed a deduction for
 143 the payment of such fee on his federal income tax return.

144 7. a. A deduction shall be allowed to the purchaser or contributor for the amount paid or contributed
 145 during the taxable year for a prepaid tuition contract or college savings trust account entered into with the
 146 Commonwealth Savers Plan, pursuant to Chapter 7 (§ 23.1-700 et seq.) of Title 23.1. Except as provided in
 147 subdivision b, the amount deducted on any individual income tax return in any taxable year shall be limited to
 148 \$4,000 per prepaid tuition contract or college savings trust account. No deduction shall be allowed pursuant
 149 to this subdivision 7 if such payments or contributions are deducted on the purchaser's or contributor's federal
 150 income tax return. If the purchase price or annual contribution to a college savings trust account exceeds
 151 \$4,000, the remainder may be carried forward and subtracted in future taxable years until the purchase price
 152 or college savings trust contribution has been fully deducted; however, except as provided in subdivision b, in
 153 no event shall the amount deducted in any taxable year exceed \$4,000 per contract or college savings trust
 154 account. Notwithstanding the statute of limitations on assessments contained in § 58.1-312, any deduction
 155 taken hereunder shall be subject to recapture in the taxable year or years in which distributions or refunds are
 156 made for any reason other than (i) to pay qualified higher education expenses, as defined in § 529 of the
 157 Internal Revenue Code or (ii) the beneficiary's death, disability, or receipt of a scholarship. For the purposes
 158 of this subdivision, "purchaser" or "contributor" means the person shown as such on the records of the
 159 Commonwealth Savers Plan as of December 31 of the taxable year. In the case of a transfer of ownership of a
 160 prepaid tuition contract or college savings trust account, the transferee shall succeed to the transferor's tax
 161 attributes associated with a prepaid tuition contract or college savings trust account, including, but not limited
 162 to, carryover and recapture of deductions.

163 b. A purchaser of a prepaid tuition contract or contributor to a college savings trust account who has
 164 attained age 70 shall not be subject to the limitation that the amount of the deduction not exceed \$4,000 per
 165 prepaid tuition contract or college savings trust account in any taxable year. Such taxpayer shall be allowed a
 166 deduction for the full amount paid for the contract or contributed to a college savings trust account, less any
 167 amounts previously deducted.

168 8. The total amount an individual actually contributed in funds to the Virginia Public School Construction
 169 Grants Program and Fund, established in Chapter 11.1 (§ 22.1-175.1 et seq.) of Title 22.1, provided that the
 170 individual has not claimed a deduction for such amount on his federal income tax return.

171 9. An amount equal to 20 percent of the tuition costs incurred by an individual employed as a primary or
 172 secondary school teacher licensed pursuant to Chapter 15 (§ 22.1-289.1 et seq.) of Title 22.1 to attend
 173 continuing teacher education courses that are required as a condition of employment; however, the deduction
 174 provided by this subdivision shall be available only if (i) the individual is not reimbursed for such tuition
 175 costs and (ii) the individual has not claimed a deduction for the payment of such tuition costs on his federal
 176 income tax return.

177 10. The amount an individual pays annually in premiums for long-term health care insurance, provided
 178 that the individual has not claimed a deduction for federal income tax purposes, or, for taxable years
 179 beginning before January 1, 2014, a credit under § 58.1-339.11. For taxable years beginning on and after
 180 January 1, 2014, no such deduction for long-term health care insurance premiums paid by the individual
 181 during the taxable year shall be allowed if the individual has claimed a federal income tax deduction for such
 182 taxable year for long-term health care insurance premiums paid by him.

183 11. Contract payments to a producer of quota tobacco or a tobacco quota holder, or their spouses, as

184 provided under the American Jobs Creation Act of 2004 (P.L. 108-357), but only to the extent that such
185 payments have not been subtracted pursuant to subsection D of § 58.1-402, as follows:

186 a. If the payment is received in installment payments, then the recognized gain may be subtracted in the
187 taxable year immediately following the year in which the installment payment is received.

188 b. If the payment is received in a single payment, then 10 percent of the recognized gain may be
189 subtracted in the taxable year immediately following the year in which the single payment is received. The
190 taxpayer may then deduct an equal amount in each of the nine succeeding taxable years.

191 12. An amount equal to 20 percent of the sum paid by an individual pursuant to Chapter 6 (§ 58.1-600 et
192 seq.), not to exceed \$500 in each taxable year, in purchasing for his own use the following items of tangible
193 personal property: (i) any clothes washers, room air conditioners, dishwashers, and standard size refrigerators
194 that meet or exceed the applicable energy star efficiency requirements developed by the U.S. Environmental
195 Protection Agency and the U.S. Department of Energy; (ii) any fuel cell that (a) generates electricity using an
196 electrochemical process, (b) has an electricity-only generation efficiency greater than 35 percent, and (c) has
197 a generating capacity of at least two kilowatts; (iii) any gas heat pump that has a coefficient of performance
198 of at least 1.25 for heating and at least 0.70 for cooling; (iv) any electric heat pump hot water heater that
199 yields an energy factor of at least 1.7; (v) any electric heat pump that has a heating system performance factor
200 of at least 8.0 and a cooling seasonal energy efficiency ratio of at least 13.0; (vi) any central air conditioner
201 that has a cooling seasonal energy efficiency ratio of at least 13.5; (vii) any advanced gas or oil water heater
202 that has an energy factor of at least 0.65; (viii) any advanced oil-fired boiler with a minimum annual
203 fuel-utilization rating of 85; (ix) any advanced oil-fired furnace with a minimum annual fuel-utilization rating
204 of 85; and (x) programmable thermostats.

205 13. The lesser of \$5,000 or the amount actually paid by a living donor of an organ or other living tissue
206 for unreimbursed out-of-pocket expenses directly related to the donation that arose within 12 months of such
207 donation, provided that the donor has not taken a medical deduction in accordance with the provisions of §
208 213 of the Internal Revenue Code for such expenses. The deduction may be taken in the taxable year in
209 which the donation is made or the taxable year in which the 12-month period expires.

210 14. For taxable years beginning on and after January 1, 2013, the amount an individual age 66 or older
211 with earned income of at least \$20,000 for the year and federal adjusted gross income not in excess of
212 \$30,000 for the year pays annually in premiums for (i) a prepaid funeral insurance policy covering the
213 individual or (ii) medical or dental insurance for any person for whom individual tax filers may claim a
214 deduction for such premiums under federal income tax laws. As used in this subdivision, "earned income"
215 means the same as that term is defined in § 32(c) of the Internal Revenue Code. The deduction shall not be
216 allowed for any portion of such premiums paid for which the individual has (a) been reimbursed, (b) claimed
217 a deduction for federal income tax purposes, (c) claimed a deduction or subtraction under another provision
218 of this section, or (d) claimed a federal income tax credit or any income tax credit pursuant to this chapter.

219 15. Business interest disallowed as a deduction pursuant to § 163(j) of the Internal Revenue Code:

220 a. For taxable years beginning on and after January 1, 2018, but before January 1, 2022, 20 percent of
221 such disallowed business interest;

222 b. For taxable years beginning on and after January 1, 2022, but before January 1, 2024, 30 percent of
223 such disallowed business interest;

224 c. For taxable years beginning on and after January 1, 2024, but before January 1, 2025, 50 percent of
225 such disallowed business interest; and

226 d. For taxable years beginning on and after January 1, 2025, 40 percent of such disallowed business
227 interest.

228 For purposes of subdivision 15, "business interest" means the same as that term is defined under § 163(j)
229 of the Internal Revenue Code.

230 16. For taxable years beginning on and after January 1, 2019, the actual amount of real and personal
231 property taxes imposed by the Commonwealth or any other taxing jurisdiction not otherwise deducted solely
232 on account of the dollar limitation imposed on individual deductions by § 164(b)(6)(B) of the Internal
233 Revenue Code.

234 17. For taxable years beginning before January 1, 2021, up to \$100,000 of the amount that is not
235 deductible when computing federal adjusted gross income solely on account of the portion of subdivision B
236 10 of § 58.1-301 related to Paycheck Protection Program loans.

237 18. For taxable years beginning on and after January 1, 2022, but before January 1, 2025, and for taxable
238 years beginning on and after January 1, 2026, the lesser of \$500 or the actual amount paid or incurred for
239 eligible educator qualifying expenses. For purposes of this subdivision, "eligible educator" means an
240 individual who for at least 900 hours during the taxable year in which the credit under this section is claimed
241 served as a teacher licensed pursuant to Chapter 15 (§ 22.1-289.1 et seq.) of Title 22.1, instructor, student
242 counselor, principal, special needs personnel, or student aide serving accredited public or private primary and
243 secondary school students in Virginia, and "qualifying expenses" means 100 percent of the amount paid or
244 incurred by an eligible educator during the taxable year for participation in professional development courses
245 and the purchase of books, supplies, computer equipment (including related software and services), other

246 educational and teaching equipment, and supplementary materials used directly in that individual's service to
 247 students as an eligible educator, provided that such purchases were neither reimbursed nor claimed as a
 248 deduction on the eligible educator's federal income tax return for such taxable year.

249 19. For taxable years beginning on and after January 1, 2026, the amount paid or cost incurred for
 250 installing a qualifying upgrade required to interconnect a triggering project. No deduction shall be allowed
 251 under this section for a taxpayer who has claimed a deduction under subsection I of § 58.1-402 for the same
 252 amount paid or cost incurred to install such qualifying upgrade.

253 For purposes of this subdivision, "qualifying upgrade" and "triggering project" have the same meanings as
 254 provided for those terms in § 56-596.5.

255 **§ 58.1-332. Credits for taxes paid other states.**

256 A. Whenever a Virginia resident has become liable to another state for income tax on any earned or
 257 business income or any gain on the sale of a capital asset (within the meaning of § 1221 of the Internal
 258 Revenue Code), not including an asset used in a trade or business, to the extent that such gain is included in
 259 federal adjusted gross income, for the taxable year, derived from sources outside the Commonwealth and
 260 subject to taxation under this chapter, the amount of such tax payable by him shall, upon proof of such
 261 payment, be credited on the taxpayer's return with the income tax so paid to the other state.

262 However, no franchise tax, license tax, excise tax, unincorporated business tax, occupation tax or any tax
 263 characterized as such by the taxing jurisdiction, although applied to earned or business income, shall qualify
 264 for a credit under this section, nor shall any tax which, if characterized as an income tax or a commuter tax,
 265 would be illegal and unauthorized under such other state's controlling or enabling legislation qualify for a
 266 credit under this section.

267 The credit allowable under this section shall not exceed: (i) such proportion of the income tax otherwise
 268 payable by him under this chapter as his income upon which the tax imposed by the other state was computed
 269 bears to his Virginia taxable income upon which the tax imposed by this Commonwealth was computed or
 270 (ii) the income tax otherwise payable under this chapter in the event that the income upon which the tax
 271 imposed by the other state is computed is less than the Virginia taxable income upon which the tax imposed
 272 by this Commonwealth is computed and all income derived from sources outside the Commonwealth and
 273 subject to taxation under this chapter is earned income or business income reported on federal form Schedule
 274 C from a single state contiguous to Virginia. The credit provided for by this section shall not be granted to a
 275 resident individual when the laws of another state, under which the income in question is subject to tax
 276 assessment, provide a credit to such resident individual substantially similar to that granted by subsection B
 277 of this section.

278 B. Whenever a nonresident individual of this Commonwealth has become liable to the state where he
 279 resides for income tax upon his Virginia taxable income for the taxable year, derived from Virginia sources
 280 and subject to taxation under this chapter, the amount of such tax payable under this chapter shall be credited
 281 with such proportion of the tax so payable by him to the state where he resides, upon proof of such payment,
 282 as his income subject to taxation under this chapter bears to his entire income upon which the tax so payable
 283 to such other state was imposed. The credit, however, shall be allowed only if the laws of such state: (i) grant
 284 a substantially similar credit to residents of Virginia subject to income tax under such laws or (ii) impose a
 285 tax upon the income of its residents derived from Virginia sources and exempt from taxation the income of
 286 residents of this Commonwealth. No credit shall be allowed against the amount of the tax on any income
 287 taxable under this chapter which is exempt from taxation under the laws of such other state.

288 C. 1. For purposes of this section, the amount of any state income tax paid by an electing small business
 289 corporation (S corporation) shall be deemed to have been paid by its individual shareholders in proportion to
 290 their ownership of the stock of such corporation.

291 2. For taxable years beginning on and after January 1, 2021, ~~but before January 1, 2026~~, for purposes of
 292 this section, the amount of any state income tax paid by a pass-through entity under a law of another state
 293 substantially similar to § 58.1-390.3 shall be deemed to have been paid by its individual owners in proportion
 294 to their ownership.

295 **§ 58.1-390.3. Elective income tax on pass-through entities.**

296 A. 1. For taxable years beginning on and after January 1, 2021, but before January 1, 2022, a pass-through
 297 entity may make an election, in a format and according to such requirements and procedures to be established
 298 by the Department, to pay the tax levied by this section at the entity level for the taxable year. Such election
 299 shall be made on or before a date to be determined by the Department, which shall be set no earlier than one
 300 year after the extended due date for filing the applicable return. Notwithstanding §§ 58.1-1812 and
 301 58.1-1833, no interest shall accrue on underpayments or overpayments solely attributable to such election.

302 2. For taxable years beginning on and after January 1, 2022, ~~but before January 1, 2027~~, a pass-through
 303 entity may make an annual election, on its timely filed return pursuant to § 58.1-392, to pay the tax levied by
 304 this section at the entity level for the taxable period covered by such return. Such election shall be made on or
 305 before the due date for filing the applicable return, including any extensions that have been granted.

306 B. A tax at the rate of 5.75 percent is hereby annually imposed on the Virginia taxable income, as
 307 calculated pursuant to § 58.1-391 but taking into account only the pro rata or distributive share of each item

308 of income, gain, loss, or deduction attributable to eligible owners, for each taxable year of every pass-through
309 entity that makes the election provided under subsection A.

310 C. In computing the tax imposed by this section, the pro rata or distributive share of the Virginia taxable
311 income of each nonresident eligible owner shall be limited to income that is attributable to Virginia sources
312 and shall be subject to the modifications to income as described in §§ 58.1-322.01 through 58.1-322.04.

313 D. A pass-through entity that elects to pay the tax levied by subsection B shall be eligible for all credits,
314 deductions, or other adjustments to taxable income under § 58.1-391, provided that a pass-through entity's
315 taxable income shall be adjusted to eliminate any federal deduction for state and local income taxes.

316 E. Any person that is subject to the tax imposed under § 58.1-320 or 58.1-360 and is an eligible owner of
317 a pass-through entity making the election pursuant to this section shall be entitled to a credit against the tax
318 imposed, provided that taxable income has been adjusted to add back any deduction for state and local
319 income taxes paid by the pass-through entity. Such credit shall be in an amount equal to such person's pro
320 rata share of the tax paid under this section by any pass-through entity of which such person is an owner. If
321 the amount of the credit allowed pursuant to this subsection exceeds such person's tax liability for the tax
322 imposed under § 58.1-320 or 58.1-360, as applicable, such excess shall be treated as an overpayment and
323 refundable pursuant to § 58.1-499.

324 F. If any pass-through entity makes an election pursuant to this section, the Department shall assess and
325 collect tax, interest, and penalties as if such tax is a corporate income tax imposed pursuant to the provisions
326 of Article 10 (§ 58.1-400 et seq.).

327 G. The Department shall develop and make publicly available guidelines implementing the provisions of
328 this section and the credit authorized by subdivision C 2 of § 58.1-332.

329 **§ 58.1-402. Virginia taxable income.**

330 A. For purposes of this article, Virginia taxable income for a taxable year means the federal taxable
331 income and any other income taxable to the corporation under federal law for such year of a corporation
332 adjusted as provided in subsections B, C, D, E, G, H, and I.

333 For a regulated investment company and a real estate investment trust, such term means the "investment
334 company taxable income" and "real estate investment trust taxable income," respectively, to which shall be
335 added in each case any amount of capital gains and any other income taxable to the corporation under federal
336 law which shall be further adjusted as provided in subsections B, C, D, E, G, H, and I.

337 B. There shall be added to the extent excluded from federal taxable income:

338 1. Interest, less related expenses to the extent not deducted in determining federal taxable income, on
339 obligations of any state other than Virginia, or of a political subdivision of any such other state unless created
340 by compact or agreement to which the Commonwealth is a party;

341 2. Interest or dividends, less related expenses to the extent not deducted in determining federal taxable
342 income, on obligations or securities of any authority, commission or instrumentality of the United States,
343 which the laws of the United States exempt from federal income tax but not from state income taxes;

344 3. [Repealed.]

345 4. The amount of any net income taxes and other taxes, including franchise and excise taxes, which are
346 based on, measured by, or computed with reference to net income, imposed by the Commonwealth or any
347 other taxing jurisdiction, to the extent deducted in determining federal taxable income;

348 5. Unrelated business taxable income as defined by § 512 of the Internal Revenue Code;

349 6. [Repealed.]

350 7. The amount required to be included in income for the purpose of computing the partial tax on an
351 accumulation distribution pursuant to § 667 of the Internal Revenue Code;

352 8. a. For taxable years beginning on and after January 1, 2004, the amount of any intangible expenses and
353 costs directly or indirectly paid, accrued, or incurred to, or in connection directly or indirectly with one or
354 more direct or indirect transactions with one or more related members to the extent such expenses and costs
355 were deductible or deducted in computing federal taxable income for Virginia purposes. This addition shall
356 not be required for any portion of the intangible expenses and costs if one of the following applies:

357 (1) The corresponding item of income received by the related member is subject to a tax based on or
358 measured by net income or capital imposed by Virginia, another state, or a foreign government that has
359 entered into a comprehensive tax treaty with the United States government;

360 (2) The related member derives at least one-third of its gross revenues from the licensing of intangible
361 property to parties who are not related members, and the transaction giving rise to the expenses and costs
362 between the corporation and the related member was made at rates and terms comparable to the rates and
363 terms of agreements that the related member has entered into with parties who are not related members for
364 the licensing of intangible property; or

365 (3) The corporation can establish to the satisfaction of the Tax Commissioner that the intangible expenses
366 and costs meet both of the following: (i) the related member during the same taxable year directly or
367 indirectly paid, accrued or incurred such portion to a person who is not a related member, and (ii) the
368 transaction giving rise to the intangible expenses and costs between the corporation and the related member
369 did not have as a principal purpose the avoidance of any portion of the tax due under this chapter.

370 b. A corporation required to add to its federal taxable income intangible expenses and costs pursuant to
 371 subdivision a may petition the Tax Commissioner, after filing the related income tax return for the taxable
 372 year and remitting to the Tax Commissioner all taxes, penalties, and interest due under this article for such
 373 taxable year including tax upon any amount of intangible expenses and costs required to be added to federal
 374 taxable income pursuant to subdivision a, to consider evidence relating to the transaction or transactions
 375 between the corporation and a related member or members that resulted in the corporation's taxable income
 376 being increased, as required under subdivision a, for such intangible expenses and costs.

377 If the corporation can demonstrate to the Tax Commissioner's sole satisfaction, by clear and convincing
 378 evidence, that the transaction or transactions between the corporation and a related member or members
 379 resulting in such increase in taxable income pursuant to subdivision a had a valid business purpose other than
 380 the avoidance or reduction of the tax due under this chapter, the Tax Commissioner shall permit the
 381 corporation to file an amended return. For purposes of such amended return, the requirements of subdivision
 382 a shall not apply to any transaction for which the Tax Commissioner is satisfied (and has identified) that the
 383 transaction had a valid business purpose other than the avoidance or reduction of the tax due under this
 384 chapter. Such amended return shall be filed by the corporation within one year of the written permission
 385 granted by the Tax Commissioner and any refund of the tax imposed under this article shall include interest at
 386 a rate equal to the rate of interest established under § 58.1-15 and such interest shall accrue as provided under
 387 § 58.1-1833. However, upon the filing of such amended return, any related member of the corporation that
 388 subtracted from taxable income amounts received pursuant to subdivision C 21 shall be subject to the tax
 389 imposed under this article on that portion of such amounts for which the corporation has filed an amended
 390 return pursuant to this subdivision. In addition, for such transactions identified by the Tax Commissioner
 391 herein by which he has been satisfied by clear and convincing evidence, the Tax Commissioner may permit
 392 the corporation in filing income tax returns for subsequent taxable years to deduct the related intangible
 393 expenses and costs without making the adjustment under subdivision a.

394 The Tax Commissioner may charge a fee for all direct and indirect costs relating to the review of any
 395 petition pursuant to this subdivision, to include costs necessary to secure outside experts in evaluating the
 396 petition. The Tax Commissioner may condition the review of any petition pursuant to this subdivision upon
 397 payment of such fee.

398 No suit for the purpose of contesting any action of the Tax Commissioner under this subdivision shall be
 399 maintained in any court of this Commonwealth.

400 c. Nothing in subdivision B 8 shall be construed to limit or negate the Department's authority under
 401 § 58.1-446;

402 9. a. For taxable years beginning on and after January 1, 2004, the amount of any interest expenses and
 403 costs directly or indirectly paid, accrued, or incurred to, or in connection directly or indirectly with one or
 404 more direct or indirect transactions with one or more related members to the extent such expenses and costs
 405 were deductible or deducted in computing federal taxable income for Virginia purposes. This addition shall
 406 not be required for any portion of the interest expenses and costs, if:

407 (1) The related member has substantial business operations relating to interest-generating activities, in
 408 which the related member pays expenses for at least five full-time employees who maintain, manage, defend
 409 or are otherwise responsible for operations or administration relating to the interest-generating activities; and

410 (2) The interest expenses and costs are not directly or indirectly for, related to or in connection with the
 411 direct or indirect acquisition, maintenance, management, sale, exchange, or disposition of intangible property;
 412 and

413 (3) The transaction giving rise to the expenses and costs between the corporation and the related member
 414 has a valid business purpose other than the avoidance or reduction of taxation and payments between the
 415 parties are made at arm's length rates and terms; and

416 (4) One of the following applies:

417 (i) The corresponding item of income received by the related member is subject to a tax based on or
 418 measured by net income or capital imposed by Virginia, another state, or a foreign government that has
 419 entered into a comprehensive tax treaty with the United States government;

420 (ii) Payments arise pursuant to a pre-existing contract entered into when the parties were not related
 421 members provided the payments continue to be made at arm's length rates and terms;

422 (iii) The related member engages in transactions with parties other than related members that generate
 423 revenue in excess of \$2 million annually; or

424 (iv) The transaction giving rise to the interest payments between the corporation and a related member
 425 was done at arm's length rates and terms and meets any of the following: (a) the related member uses funds
 426 that are borrowed from a party other than a related member or that are paid, incurred or passed-through to a
 427 person who is not a related member; (b) the debt is part of a regular and systematic funds management or
 428 portfolio investment activity conducted by the related member, whereby the funds of two or more related
 429 members are aggregated for the purpose of achieving economies of scale, the internal financing of the active
 430 business operations of members, or the benefit of centralized management of funds; (c) financing the
 431 expansion of the business operations; or (d) restructuring the debt of related members, or the pass-through of

432 acquisition-related indebtedness to related members.

433 b. A corporation required to add to its federal taxable income interest expenses and costs pursuant to
434 subdivision a may petition the Tax Commissioner, after filing the related income tax return for the taxable
435 year and remitting to the Tax Commissioner all taxes, penalties, and interest due under this article for such
436 taxable year including tax upon any amount of interest expenses and costs required to be added to federal
437 taxable income pursuant to subdivision a, to consider evidence relating to the transaction or transactions
438 between the corporation and a related member or members that resulted in the corporation's taxable income
439 being increased, as required under subdivision a, for such interest expenses and costs.

440 If the corporation can demonstrate to the Tax Commissioner's sole satisfaction, by clear and convincing
441 evidence, that the transaction or transactions between the corporation and a related member or members
442 resulting in such increase in taxable income pursuant to subdivision a had a valid business purpose other than
443 the avoidance or reduction of the tax due under this chapter and that the related payments between the parties
444 were made at arm's length rates and terms, the Tax Commissioner shall permit the corporation to file an
445 amended return. For purposes of such amended return, the requirements of subdivision a shall not apply to
446 any transaction for which the Tax Commissioner is satisfied (and has identified) that the transaction had a
447 valid business purpose other than the avoidance or reduction of the tax due under this chapter and that the
448 related payments between the parties were made at arm's length rates and terms. Such amended return shall
449 be filed by the corporation within one year of the written permission granted by the Tax Commissioner and
450 any refund of the tax imposed under this article shall include interest at a rate equal to the rate of interest
451 established under § 58.1-15 and such interest shall accrue as provided under § 58.1-1833. However, upon the
452 filing of such amended return, any related member of the corporation that subtracted from taxable income
453 amounts received pursuant to subdivision C 21 shall be subject to the tax imposed under this article on that
454 portion of such amounts for which the corporation has filed an amended return pursuant to this subdivision.
455 In addition, for such transactions identified by the Tax Commissioner herein by which he has been satisfied
456 by clear and convincing evidence, the Tax Commissioner may permit the corporation in filing income tax
457 returns for subsequent taxable years to deduct the related interest expenses and costs without making the
458 adjustment under subdivision a.

459 The Tax Commissioner may charge a fee for all direct and indirect costs relating to the review of any
460 petition pursuant to this subdivision, to include costs necessary to secure outside experts in evaluating the
461 petition. The Tax Commissioner may condition the review of any petition pursuant to this subdivision upon
462 payment of such fee.

463 No suit for the purpose of contesting any action of the Tax Commissioner under this subdivision shall be
464 maintained in any court of this Commonwealth.

465 c. Nothing in subdivision B 9 shall be construed to limit or negate the Department's authority under
466 § 58.1-446.

467 d. For purposes of subdivision B 9:

468 "Arm's-length rates and terms" means that (i) two or more related members enter into a written agreement
469 for the transaction, (ii) such agreement is of a duration and contains payment terms substantially similar to
470 those that the related member would be able to obtain from an unrelated entity, (iii) the interest is at or below
471 the applicable federal rate compounded annually for debt instruments under § 1274(d) of the Internal
472 Revenue Code that was in effect at the time of the agreement, and (iv) the borrower or payor adheres to the
473 payment terms of the agreement governing the transaction or any amendments thereto.

474 "Valid business purpose" means one or more business purposes that alone or in combination constitute the
475 motivation for some business activity or transaction, which activity or transaction improves, apart from tax
476 effects, the economic position of the taxpayer, as further defined by regulation.

477 10. a. For taxable years beginning on and after January 1, 2009, the amount of dividends deductible under
478 §§ 561 and 857 of the Internal Revenue Code by a Captive Real Estate Investment Trust (REIT). For
479 purposes of this subdivision, a REIT is a Captive REIT if:

480 (1) It is not regularly traded on an established securities market;

481 (2) More than 50 percent of the voting power or value of beneficial interests or shares of which, at any
482 time during the last half of the taxable year, is owned or controlled, directly or indirectly, by a single entity
483 that is (i) a corporation or an association taxable as a corporation under the Internal Revenue Code; and (ii)
484 not exempt from federal income tax pursuant to § 501(a) of the Internal Revenue Code; and

485 (3) More than 25 percent of its income consists of rents from real property as defined in § 856(d) of the
486 Internal Revenue Code.

487 b. For purposes of applying the ownership test of subdivision 10 a (2), the following entities shall not be
488 considered a corporation or an association taxable as a corporation:

489 (1) Any REIT that is not treated as a Captive REIT;

490 (2) Any REIT subsidiary under § 856 of the Internal Revenue Code other than a qualified REIT subsidiary
491 of a Captive REIT;

492 (3) Any Listed Australian Property Trust, or an entity organized as a trust, provided that a Listed
493 Australian Property Trust owns or controls, directly or indirectly, 75 percent or more of the voting or value of

494 the beneficial interests or shares of such trust; and

495 (4) Any Qualified Foreign Entity.

496 c. For purposes of subdivision B 10, the constructive ownership rules prescribed under § 318(a) of the
497 Internal Revenue Code, as modified by § 856(d)(5) of the Internal Revenue Code, shall apply in determining
498 the ownership of stock, assets, or net profits of any person.

499 d. For purposes of subdivision B 10:

500 "Listed Australian Property Trust" means an Australian unit trust registered as a Management Investment
501 Scheme, pursuant to the Australian Corporations Act, in which the principal class of units is listed on a
502 recognized stock exchange in Australia and is regularly traded on an established securities market.

503 "Qualified Foreign Entity" means a corporation, trust, association or partnership organized outside the
504 laws of the United States and that satisfies all of the following criteria:

505 (1) At least 75 percent of the entity's total asset value at the close of its taxable year is represented by real
506 estate assets, as defined in § 856(c)(5)(B) of the Internal Revenue Code, thereby including shares or
507 certificates of beneficial interest in any REIT, cash and cash equivalents, and U.S. Government securities;

508 (2) The entity is not subject to a tax on amounts distributed to its beneficial owners, or is exempt from
509 entity level tax;

510 (3) The entity distributes, on an annual basis, at least 85 percent of its taxable income, as computed in the
511 jurisdiction in which it is organized, to the holders of its shares or certificates of beneficial interest;

512 (4) The shares or certificates of beneficial interest of such entity are regularly traded on an established
513 securities market or, if not so traded, not more than 10 percent of the voting power or value in such entity is
514 held directly, indirectly, or constructively by a single entity or individual; and

515 (5) The entity is organized in a country that has a tax treaty with the United States.

516 e. For taxable years beginning on or after January 1, 2016, for purposes of subdivision B 10, any voting
517 power or value of the beneficial interests or shares in a REIT that is held in a segregated asset account of a
518 life insurance corporation as described in § 817 of the Internal Revenue Code shall not be taken into
519 consideration when determining if such REIT is a Captive REIT.

520 11. For taxable years beginning on or after January 1, 2016, to the extent that tax credit is allowed for the
521 same donation pursuant to § 58.1-439.12:12, any amount claimed as a federal income tax deduction for such
522 donation under § 170 of the Internal Revenue Code, as amended or renumbered.

523 C. There shall be subtracted to the extent included in and not otherwise subtracted from federal taxable
524 income:

525 1. Income derived from obligations, or on the sale or exchange of obligations, of the United States and on
526 obligations or securities of any authority, commission or instrumentality of the United States to the extent
527 exempt from state income taxes under the laws of the United States including, but not limited to, stocks,
528 bonds, treasury bills, and treasury notes, but not including interest on refunds of federal taxes, interest on
529 equipment purchase contracts, or interest on other normal business transactions.

530 2. Income derived from obligations, or on the sale or exchange of obligations of this Commonwealth or of
531 any political subdivision or instrumentality of this Commonwealth.

532 3. Dividends upon stock in any domestic international sales corporation, as defined by § 992 of the
533 Internal Revenue Code, 50 percent or more of the income of which was assessable for the preceding year, or
534 the last year in which such corporation has income, under the provisions of the income tax laws of the
535 Commonwealth.

536 4. The amount of any refund or credit for overpayment of income taxes imposed by this Commonwealth
537 or any other taxing jurisdiction.

538 5. Any amount included therein by the operation of the provisions of § 78 of the Internal Revenue Code
539 (foreign dividend gross-up).

540 6. The amount of wages or salaries eligible for the federal Targeted Jobs Credit which was not deducted
541 for federal purposes on account of the provisions of § 280C(a) of the Internal Revenue Code.

542 7. Any amount included therein by the operation of § 951 of the Internal Revenue Code (subpart F
543 income) or, for taxable years beginning on and after January 1, 2018, § 951A of the Internal Revenue Code
544 (~~Global Intangible Low-Taxed Net Controlled Foreign Corporation Tested Income~~).

545 8. Any amount included therein which is foreign source income as defined in § 58.1-302.

546 9. [Repealed.]

547 10. The amount of any dividends received from corporations in which the taxpaying corporation owns 50
548 percent or more of the voting stock.

549 11. [Repealed.]

550 12, 13. [Expired.]

551 14. For taxable years beginning on or after January 1, 1995, the amount for "qualified research expenses"
552 or "basic research expenses" eligible for deduction for federal purposes, but which were not deducted, on
553 account of the provisions of § 280C(c) of the Internal Revenue Code.

554 15. For taxable years beginning on or after January 1, 2000, the total amount actually contributed in funds
555 to the Virginia Public School Construction Grants Program and Fund established in Chapter 11.1

556 (§ 22.1-175.1 et seq.) of Title 22.1.

557 16. For taxable years beginning on or after January 1, 2000, but before January 1, 2015, the gain derived
558 from the sale or exchange of real property or the sale or exchange of an easement to real property which
559 results in the real property or the easement thereto being devoted to open-space use, as that term is defined in
560 § 58.1-3230, for a period of time not less than 30 years. To the extent a subtraction is taken in accordance
561 with this subdivision, no tax credit under this chapter for donating land for its preservation shall be allowed
562 for three years following the year in which the subtraction is taken.

563 17. For taxable years beginning on and after January 1, 2001, any amount included therein with respect to
564 § 58.1-440.1.

565 18. For taxable years beginning on and after January 1, 1999, income received as a result of (i) the
566 "Master Settlement Agreement," as defined in § 3.2-3100; and (ii) the National Tobacco Grower Settlement
567 Trust dated July 19, 1999, by (a) tobacco farming businesses; (b) any business holding a tobacco marketing
568 quota, or tobacco farm acreage allotment, under the Agricultural Adjustment Act of 1938; or (c) any business
569 having the right to grow tobacco pursuant to such a quota allotment.

570 19, 20. [Repealed.]

571 21. For taxable years beginning on and after January 1, 2004, any amount of intangible expenses and costs
572 or interest expenses and costs added to the federal taxable income of a corporation pursuant to subdivision B
573 8 or B 9 shall be subtracted from the federal taxable income of the related member that received such amount
574 if such related member is subject to Virginia income tax on the same amount.

575 22. For taxable years beginning on and after January 1, 2009, any gain recognized from the sale of launch
576 services to space flight participants, as defined in 49 U.S.C. § 70102, or launch services intended to provide
577 individuals the training or experience of a launch, without performing an actual launch. To qualify for a
578 deduction under this subdivision, launch services must be performed in Virginia or originate from an airport
579 or spaceport in Virginia.

580 23. For taxable years beginning on and after January 1, 2009, any gain recognized as a result of resupply
581 services contracts for delivering payload, as defined in 49 U.S.C. § 70102, entered into with the Commercial
582 Orbital Transportation Services division of the National Aeronautics and Space Administration or other space
583 flight entity, as defined in § 8.01-227.8, and launched from an airport or spaceport in Virginia.

584 24. For taxable years beginning on or after January 1, 2011, any income taxed as a long-term capital gain
585 for federal income tax purposes, or any income taxed as investment services partnership interest income
586 (otherwise known as investment partnership carried interest income) for federal income tax purposes. To
587 qualify for a subtraction under this subdivision, such income must be attributable to an investment in a
588 "qualified business," as defined in § 58.1-339.4, or in any other technology business approved by the
589 Secretary of Administration, provided the business has its principal office or facility in the Commonwealth
590 and less than \$3 million in annual revenues in the fiscal year prior to the investment. To qualify for a
591 subtraction under this subdivision, the investment must be made between the dates of April 1, 2010, and June
592 30, 2020. No taxpayer who has claimed a tax credit for an investment in a "qualified business" under
593 § 58.1-339.4 shall be eligible for the subtraction under this subdivision for an investment in the same
594 business.

595 25. a. Income, including investment services partnership interest income (otherwise known as investment
596 partnership carried interest income), attributable to an investment in a Virginia venture capital account. To
597 qualify for a subtraction under this subdivision, the investment shall be made on or after January 1, 2018, but
598 before December 31, 2023. No subtraction shall be allowed under this subdivision for an investment in a
599 company that is owned or operated by an affiliate of the taxpayer. No subtraction shall be allowed under this
600 subdivision for a taxpayer who has claimed a subtraction under subdivision C 24 for the same investment.

601 b. As used in this subdivision 25:

602 "Qualified portfolio company" means a company that (i) has its principal place of business in the
603 Commonwealth; (ii) has a primary purpose of production, sale, research, or development of a product or
604 service other than the management or investment of capital; and (iii) provides equity in the company to the
605 Virginia venture capital account in exchange for a capital investment. "Qualified portfolio company" does not
606 include a company that is an individual or sole proprietorship.

607 "Virginia venture capital account" means an investment fund that has been certified by the Department as
608 a Virginia venture capital account. In order to be certified as a Virginia venture capital account, the operator
609 of the investment fund shall register the investment fund with the Department prior to December 31, 2023, (i)
610 indicating that it intends to invest at least 50 percent of the capital committed to its fund in qualified portfolio
611 companies and (ii) providing documentation that it employs at least one investor who has at least four years
612 of professional experience in venture capital investment or substantially equivalent experience. "Substantially
613 equivalent experience" includes, but is not limited to, an undergraduate degree from an accredited college or
614 university in economics, finance, or a similar field of study. The Department may require an investment fund
615 to provide documentation of the investor's training, education, or experience as deemed necessary by the
616 Department to determine substantial equivalency. If the Department determines that the investment fund
617 employs at least one investor with the experience set forth herein, the Department shall certify the investment

618 fund as a Virginia venture capital account at such time as the investment fund actually invests at least 50
 619 percent of the capital committed to its fund in qualified portfolio companies.

620 26. a. Income attributable to an investment in a Virginia real estate investment trust. To qualify for a
 621 subtraction under this subdivision, the investment shall be made on or after January 1, 2019, but before
 622 December 31, 2024. No subtraction shall be allowed for an investment in a trust that is managed by an
 623 affiliate of the taxpayer. No subtraction shall be allowed under this subdivision for a taxpayer who has
 624 claimed a subtraction under subdivision C 24 or 25 for the same investment.

625 b. As used in this subdivision 26:

626 "Distressed" means satisfying the criteria applicable to a locality described in subdivision E 2 of
 627 § 2.2-115.

628 "Double distressed" means satisfying the criteria applicable to a locality described in subdivision E 3 of
 629 § 2.2-115.

630 "Virginia real estate investment trust" means a real estate investment trust, as defined in 26 U.S.C. § 856,
 631 that has been certified by the Department as a Virginia real estate investment trust. In order to be certified as
 632 a Virginia real estate investment trust, the trustee shall register the trust with the Department prior to
 633 December 31, 2024, indicating that it intends to invest at least 90 percent of trust funds in Virginia and at
 634 least 40 percent of trust funds in real estate in localities that are distressed or double distressed. If the
 635 Department determines that the trust satisfies the preceding criteria, the Department shall certify the trust as a
 636 Virginia real estate investment trust at such time as the trust actually invests at least 90 percent of trust funds
 637 in Virginia and at least 40 percent of trust funds in real estate in localities that are distressed or double
 638 distressed.

639 27. For taxable years beginning on and after January 1, 2019, any gain recognized from the taking of real
 640 property by condemnation proceedings.

641 28. For taxable years beginning before January 1, 2021, up to \$100,000 of all grant funds received by the
 642 taxpayer under the Rebuild Virginia program established by the Governor and administered by the
 643 Department of Small Business and Supplier Diversity.

644 D. For taxable years beginning on and after January 1, 2006, there shall be subtracted from federal taxable
 645 income contract payments to a producer of quota tobacco or a tobacco quota holder as provided under the
 646 American Jobs Creation Act of 2004 (P.L. 108-357) as follows:

647 1. If the payment is received in installment payments, then the recognized gain, including any gain
 648 recognized in taxable year 2005, may be subtracted in the taxable year immediately following the year in
 649 which the installment payment is received.

650 2. If the payment is received in a single payment, then 10 percent of the recognized gain may be
 651 subtracted in the taxable year immediately following the year in which the single payment is received. The
 652 taxpayer may then deduct an equal amount in each of the nine succeeding taxable years.

653 E. Adjustments to federal taxable income shall be made to reflect the transitional modifications provided
 654 in § 58.1-315.

655 F. Notwithstanding any other provision of law, the income from any disposition of real property which is
 656 held by the taxpayer for sale to customers in the ordinary course of the taxpayer's trade or business, as
 657 defined in § 453(l)(1)(B) of the Internal Revenue Code, of property made on or after January 1, 2009, may, at
 658 the election of the taxpayer, be recognized under the installment method described under § 453 of the Internal
 659 Revenue Code, provided that (i) the election relating to the dealer disposition of the property has been made
 660 on or before the due date prescribed by law (including extensions) for filing the taxpayer's return of the tax
 661 imposed under this chapter for the taxable year in which the disposition occurs, and (ii) the dealer disposition
 662 is in accordance with restrictions or conditions established by the Department, which shall be set forth in
 663 guidelines developed by the Department. Along with such restrictions or conditions, the guidelines shall also
 664 address the recapture of such income under certain circumstances. The development of the guidelines shall be
 665 exempt from the Administrative Process Act (§ 2.2-4000 et seq.).

666 G. There shall be deducted to the extent included in and not otherwise subtracted from federal taxable
 667 income a percentage of the business interest disallowed as a deduction pursuant to § 163(j) of the Internal
 668 Revenue Code in the amount of:

669 1. ~~20~~ Twenty percent for taxable years beginning on and after January 1, 2018, but before January 1, 2022;

670 2. ~~30~~ Thirty percent for taxable years beginning on and after January 1, 2022, but before January 1, 2024;
 671 and

672 3. ~~50~~ Fifty percent for taxable years beginning on and after January 1, 2024, but before January 1, 2025;
 673 and

674 4. Forty percent for taxable years beginning on and after January 1, 2025.

675 For purposes of subsection G, "business interest" means the same as that term is defined under § 163(j) of
 676 the Internal Revenue Code.

677 H. For taxable years beginning before January 1, 2021, there shall be deducted to the extent not otherwise
 678 subtracted from federal taxable income up to \$100,000 of the amount that is not deductible when computing
 679 federal taxable income solely on account of the portion of subdivision B 10 of § 58.1-301 related to Paycheck

680 Protection Program loans.

681 I. For taxable years beginning on and after January 1, 2026, there shall be deducted the amount paid or
682 cost incurred for installing a qualifying upgrade required to interconnect a triggering project. No deduction
683 shall be allowed under this section for a taxpayer who has claimed a deduction under subdivision 19 of
684 § 58.1-322.03 for the same amount paid or cost incurred to install such qualifying upgrade.

685 For purposes of this subsection, "qualifying upgrade" and "triggering project" have the same meanings as
686 provided for those terms in § 56-596.5.

687 **2. That an emergency exists and this act is in force from its passage.**

688 **3. That the provisions of this act shall prevail over any conflicting provisions of the twelfth enactment**
689 **of Chapter 725 of the Acts of Assembly of 2025, notwithstanding § 4-13.00 of Chapter 725 of the Acts of**
690 **Assembly of 2025, which shall not be applicable with respect to any such conflict.**