

116TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

To amend the Internal Revenue Code of 1986 to require information reporting with respect to the qualified opportunity zone tax incentives enacted by the 2017 tax reform legislation, to require public reports related to such tax incentives, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mr. SCOTT of South Carolina introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To amend the Internal Revenue Code of 1986 to require information reporting with respect to the qualified opportunity zone tax incentives enacted by the 2017 tax reform legislation, to require public reports related to such tax incentives, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Improving and Rein-  
5 stating the Monitoring, Prevention, Accountability, Cer-  
6 tification, and Transparency Provisions of Opportunity  
7 Zones” or the “IMPACT Act”.

1 **SEC. 2. FINDINGS.**

2 Congress makes the following findings:

3 (1) The 8,764 census tracts designated as  
4 qualified opportunity zones under section 1400Z-1 of  
5 the Internal Revenue Code of 1986 span across all  
6 50 States, the District of Columbia, and 5 Terri-  
7 tories and overwhelmingly represent communities  
8 that have been economically left behind as the Amer-  
9 ican economy has surged forward.

10 (2) The average poverty rate of qualified oppor-  
11 tunity zone residents is 28.9 percent.

12 (3) 71 percent of qualified opportunity zones  
13 meet the Treasury Department's definition of "se-  
14 verely distressed".

15 (4) More adults in qualified opportunity zones  
16 lack a high school diploma than have a four-year col-  
17 lege degree.

18 (5) The Investing in Opportunity Act, which  
19 originally proposed opportunity zones, originally in-  
20 corporated reporting requirements to evaluate the  
21 impact the incentive will have on designated commu-  
22 nities and it is critical that Congress act to reinstate  
23 reporting requirements as soon as possible.

24 **SEC. 3. INFORMATION REPORTING ON QUALIFIED OPPOR-**  
25 **TUNITY FUNDS.**

26 (a) IN GENERAL.—

1           (1) FILING REQUIREMENTS FOR FUNDS AND  
2           INVESTORS.—Subpart A of part III of subchapter A  
3           of chapter 61 of the Internal Revenue Code of 1986  
4           is amended by inserting after section 6039J the fol-  
5           lowing new sections:

6   **“SEC. 6039K. RETURNS WITH RESPECT TO QUALIFIED OP-**  
7                           **PORTUNITY FUNDS.**

8           “(a) IN GENERAL.—Every qualified opportunity fund  
9           shall file an annual return (at such time and in such man-  
10          ner as the Secretary may prescribe) containing the infor-  
11          mation described in subsection (b).

12          “(b) INFORMATION FROM FUNDS.—The information  
13          described in this subsection is—

14                  “(1) the name, address, and taxpayer identifica-  
15                  tion number of the qualified opportunity fund,

16                  “(2) whether the qualified opportunity fund is  
17                  organized as a corporation or a partnership,

18                  “(3) the value of the total assets held by the  
19                  fund as of each date described in section 1400Z-  
20                  2(d)(1),

21                  “(4) the value of all qualified opportunity zone  
22                  property held by the fund on each such date,

23                  “(5) with respect to each investment held by  
24                  the fund in qualified opportunity zone stock or a  
25                  qualified opportunity zone partnership interest—

1           “(A) the name, address, and taxpayer  
2 identification number of the corporation in  
3 which such stock is held or the partnership in  
4 which such interest is held, as the case may be,

5           “(B) each North American Industry Clas-  
6 sification Code that applies to the trades or  
7 businesses conducted by such corporation or  
8 partnership,

9           “(C) the census tracts in which the quali-  
10 fied opportunity zone property of such corpora-  
11 tion or partnership is located,

12           “(D) the amount of the investment in such  
13 stock or partnership interest as of each date de-  
14 scribed in section 1400Z-2(d)(1), and

15           “(E) the value of property held by such  
16 corporation or partnership on each such date  
17 which is owned by such corporation or partner-  
18 ship,

19           “(F) the value of property held by such  
20 corporation or partnership on each such date  
21 which is leased by such corporation or partner-  
22 ship,

23           “(G) the approximate number of residen-  
24 tial units (if any) for any real property held by  
25 such corporation or partnership, and

1           “(H) whether the approximate average  
2           monthly number of full-time equivalent employ-  
3           ees of such corporation or partnership for the  
4           year is—

5                   “(i) equal to or less than 25,

6                   “(ii) greater than 25 and equal to or  
7           less than 50,

8                   “(iii) greater than 50 and equal to or  
9           less than 75,

10                  “(iv) greater than 75 and equal to or  
11           less than 100,

12                  “(v) greater than 100 and equal to or  
13           less than 500,

14                  “(vi) greater than 500 or equal to or  
15           less than 1,000, or

16                  “(vii) greater than 1,000,

17           “(6) with respect to each item of qualified op-  
18           portunity zone business property held by the fund—

19                   “(A) the North American Industry Classi-  
20           fication Code that applies to the trades or busi-  
21           nesses in which such property is held,

22                   “(B) the census tract in which the prop-  
23           erty is located,

24                   “(C) whether the property is owned or  
25           leased,

1           “(D) the value of the property as of each  
2           date described in section 1400Z–2(d)(1), and

3           “(E) in the case of real property, number  
4           of residential units (if any),

5           “(7) whether the average monthly number of  
6           full-time equivalent employees of the qualified oppor-  
7           tunity fund for the year is—

8           “(A) equal to or less than 25,

9           “(B) greater than 25 and equal to or less  
10          than 50,

11          “(C) greater than 50 and equal to or less  
12          than 75,

13          “(D) greater than 75 and equal to or less  
14          than 100,

15          “(E) greater than 100 and equal to or less  
16          than 500,

17          “(F) greater than 500 or equal to or less  
18          than 1,000, or

19          “(G) greater than 1,000,

20          “(8) with respect to each person who disposed  
21          of an investment in the qualified opportunity fund  
22          during the year—

23          “(A) the name and taxpayer identification  
24          number of such person,

1           “(B) the date or dates on which the invest-  
2           ment disposed was acquired, and

3           “(C) the date or dates on which any such  
4           investment was disposed and the amount of the  
5           investment disposed, and

6           “(9) such other information as the Secretary  
7           may require.

8           “(c) DEFINITIONS.—For purposes of this section—

9           “(1) IN GENERAL.—Any term used in this sec-  
10          tion which is also used in subchapter Z of chapter  
11          1 shall have the meaning given such term under  
12          such subchapter.

13          “(2) FULL-TIME EQUIVALENT EMPLOYEES.—  
14          The term ‘full-time equivalent employees’ means,  
15          with respect to any month, the sum of—

16                 “(A) the number of full-time employees (as  
17                 defined in section 4980H(c)(4)) for the month,  
18                 plus

19                 “(B) the number of employees determined  
20                 (under rules similar to the rules of section  
21                 4980H(c)(2)(E)) by dividing the aggregate  
22                 number of hours of service of employees who  
23                 are not full-time employees for the month by  
24                 120.

1 **“SEC. 6039L. INFORMATION ON PERSONS INVESTING IN**  
2 **QUALIFIED OPPORTUNITY FUNDS.**

3 “(a) IN GENERAL.—Every taxpayer who makes an  
4 investment in a qualified opportunity fund shall provide  
5 an annual statement (at such time and in such manner  
6 as the Secretary may prescribe) containing the informa-  
7 tion described in subsection (b) with respect to each such  
8 investment.

9 “(b) INFORMATION FROM INVESTORS.—The infor-  
10 mation described in this subsection is—

11 “(1) the name, address, and taxpayer identifica-  
12 tion number of the taxpayer,

13 “(2) the name and taxpayer identification num-  
14 ber of the qualified opportunity fund in which the  
15 investment was made,

16 “(3) a description of such investment,

17 “(4) the date such investment was made,

18 “(5) the amount of short-term and long-term  
19 capital gains for which an election was made under  
20 section 1400Z-2(a)(1) for such investment,

21 “(6) in the case of any disposition of such in-  
22 vestment during the taxable year—

23 “(A) a description of the investment dis-  
24 posed,

25 “(B) the date of the disposition, and

1           “(C) the amount of any previously deferred  
2           short-term and long-term capital gain included  
3           in income as a result of such disposition, and  
4           “(7) such other information as the Secretary  
5           may require.

6           “(c) DEFINITIONS.—Any term used in this section  
7           which is also used in subchapter Z of chapter 1 shall have  
8           the meaning given such term under such subchapter.”.

9           (2) PENALTIES.—Part II of subchapter B of  
10          chapter 68 of the Internal Revenue Code of 1986 is  
11          amended by inserting after section 6725 the fol-  
12          lowing new section:

13       **“SEC. 6726. FAILURE TO COMPLY WITH INFORMATION RE-**  
14                   **PORTING REQUIREMENTS RELATING TO**  
15                   **QUALIFIED OPPORTUNITY FUNDS.**

16       “(a) INFORMATION RETURNS BY FUNDS.—

17           “(1) IN GENERAL.—In the case of any person  
18           required to file a return under section 6039K fails  
19           to file a complete and correct return under such sec-  
20           tion the time and in the manner prescribed therefor,  
21           such person shall pay a penalty of \$500 for each day  
22           during which such failure continues.

23           “(2) LIMITATION.—

1           “(A) IN GENERAL.—The maximum penalty  
2 under this subsection on failures with respect to  
3 any 1 return shall not exceed \$10,000.

4           “(B) LARGE FUNDS.—In the case of any  
5 person the gross assets of which (determined on  
6 the last day of the taxable year) are in excess  
7 of \$10,000,000, subparagraph (A) shall be ap-  
8 plied by substituting ‘\$50,000’ for ‘\$10,000’.

9           “(3) INFLATION ADJUSTMENT.—

10           “(A) IN GENERAL.—In the case of any  
11 failure relating to a return required to be filed  
12 in a calendar year beginning after 2020, each  
13 of the dollar amounts in paragraphs (1) and (2)  
14 shall be increased by an amount equal to such  
15 dollar amount multiplied by the cost-of-living  
16 adjustment determined under section 1(f)(3) for  
17 the calendar year determined by substituting  
18 ‘calendar year 2019’ for ‘calendar year 2016’ in  
19 subparagraph (A)(ii) thereof.

20           “(B) ROUNDING.—

21           “(i) IN GENERAL.—If the dollar  
22 amount in paragraph (1), after being in-  
23 creased under subparagraph (A), is not a  
24 multiple of \$10, such dollar amount shall

1 be rounded to the next lowest multiple of  
2 \$10.

3 “(ii) ASSET THRESHOLD.—If the  
4 \$10,000,000 dollar amount in paragraph  
5 (2)(B), after being increased under sub-  
6 paragraph (A), is not a multiple of  
7 \$10,000, such dollar amount shall be  
8 rounded to the next lowest multiple of  
9 \$10,000.

10 “(iii) OTHER DOLLAR AMOUNTS.—If  
11 any dollar amount in paragraph (2) (other  
12 than the amount to which clause (ii) ap-  
13 plies), after being increased under sub-  
14 paragraph (A), is not a multiple of \$1,000,  
15 such dollar amount shall be rounded to the  
16 next lowest multiple of \$1,000.

17 “(b) STATEMENTS BY INVESTORS.—

18 “(1) IN GENERAL.—If—

19 “(A) any person is required to file a state-  
20 ment under section 6039L for any period, and

21 “(B) fails—

22 “(i) to file such statement on or be-  
23 fore the required filing date, or

1                   “(ii) fails to include all of the infor-  
2                   mation required to be shown on the state-  
3                   ment or includes incorrect information,  
4                   such person shall pay a penalty of \$5,000.

5                   “(2) REDUCTION WHERE CORRECTION IN SPEC-  
6                   IFIED PERIOD.—If any failure described in para-  
7                   graph (1)(B) is corrected on or before the day 60  
8                   days after the required filing date, the penalty im-  
9                   posed by paragraph (1) shall be \$500 in lieu of the  
10                  amount determined under such paragraph.

11                  “(3) DE MINIMIS ERRORS.—If—

12                   “(A) there are 1 or more such failures de-  
13                   scribed in paragraph (1)(B)(ii) relating to an  
14                   incorrect dollar amount, and

15                   “(B) no single amount in error differs  
16                   from the correct amount by more than \$100,  
17                   then no correction shall be required, and, for pur-  
18                   poses of this section, such statement shall be treated  
19                   as having been filed with all correct required infor-  
20                   mation.

21                  “(4) PENALTY IN CASES OF INTENTIONAL DIS-  
22                  REGARD.—If 1 or more failures described in para-  
23                  graph (1)(B) are due to intentional disregard of the  
24                  filing requirement (or the correct information report-

1 ing requirement), then, with respect to each such  
2 failure—

3 “(A) paragraphs (2) and (3) shall not  
4 apply, and

5 “(B) the amount of the penalty determined  
6 under paragraph (1) shall be \$25,000.

7 “(5) INFLATION ADJUSTMENT.—

8 “(A) IN GENERAL.—In the case of any  
9 failure relating to a statement required to be  
10 filed in a calendar year beginning after 2020,  
11 each of the dollar amounts in paragraphs (1),  
12 (2), and (4) shall be increased by an amount  
13 equal to such dollar amount multiplied by the  
14 cost-of-living adjustment determined under sec-  
15 tion 1(f)(3) for the calendar year determined by  
16 substituting ‘calendar year 2019’ for ‘calendar  
17 year 2016’ in subparagraph (A)(ii) thereof.

18 “(B) ROUNDING.—The amount of any in-  
19 crease under subparagraph (A) shall be round-  
20 ed to the nearest multiple of \$100 (\$10 in the  
21 case of any increase in the amount under para-  
22 graph (2)).”.

23 (3) CLERICAL AMENDMENTS.—

24 (A) The table of sections for subpart A of  
25 part III of subchapter A of chapter 61 of such

1 Code is amended by inserting after the item re-  
2 relating to section 6039J the following new items:

“Sec. 6039K. Returns with respect to qualified opportunity funds.

“Sec. 6039L. Information on persons investing in qualified opportunity funds.”.

3 (B) The table of sections for part II of  
4 subchapter B of chapter 68 of such Code is  
5 amended by inserting after the item relating to  
6 section 6725 the following new item:

“Sec. 6726. Failure to comply with information reporting requirements relating  
to qualified opportunity funds.”.

7 (4) EFFECTIVE DATE.—The amendments made  
8 by this subsection shall apply to taxable years begin-  
9 ning after the date of the enactment of this Act.

10 (b) REPORTING OF DATA ON OPPORTUNITY ZONE  
11 TAX INCENTIVES.—

12 (1) IN GENERAL.—As soon as practical after  
13 the date of the enactment of this Act, and annually  
14 thereafter, the Secretary of the Treasury, or the  
15 Secretary’s delegate (referred to in this section as  
16 the “Secretary”), in consultation with the Director  
17 of the Bureau of the Census and such other agencies  
18 as the Secretary determines appropriate, shall make  
19 publicly available a report on qualified opportunity  
20 funds.

21 (2) INFORMATION INCLUDED.—The report re-  
22 quired under paragraph (1) shall include the fol-  
23 lowing information:

1 (A) The number of qualified opportunity  
2 funds.

3 (B) The aggregate amount of assets held  
4 in qualified opportunity funds.

5 (C) The aggregate amount of investments  
6 made by qualified opportunity funds in qualified  
7 opportunity fund property across each industry  
8 class under the North American Industry Clas-  
9 sification Code.

10 (D) The percentage of census tracts des-  
11 ignated as qualified opportunity zones that have  
12 received qualified opportunity fund investments.

13 (E) For each census tract designated as a  
14 qualified opportunity zone, whether the average  
15 monthly number of full-time equivalent employ-  
16 ees of qualified opportunity zone businesses for  
17 the preceding 12-month period is—

18 (i) equal to or less than 25,

19 (ii) greater than 25 and equal to or  
20 less than 50,

21 (iii) greater than 50 and equal to or  
22 less than 75,

23 (iv) greater than 75 and equal to or  
24 less than 100,

1 (v) greater than 100 and equal to or  
2 less than 500,

3 (vi) greater than 500 or equal to or  
4 less than 1,000, or

5 (vii) greater than 1,000.

6 (F) The percentage of the total amount of  
7 investments made by qualified opportunity  
8 funds in—

9 (i) qualified opportunity zone property  
10 which is real property, and

11 (ii) other qualified opportunity zone  
12 property.

13 (G) For each census tract, the aggregate  
14 approximate number of residential units for in-  
15 vestments made by qualified opportunity funds  
16 in real property.

17 (H) The aggregate amount of investments  
18 made by qualified opportunity funds in each  
19 census tract.

20 (3) ADDITIONAL INFORMATION.—

21 (A) IN GENERAL.—Beginning with the re-  
22 port submitted under paragraph (1) for the 6th  
23 year after the date of the enactment of this Act,  
24 the Secretary shall include in such report the  
25 impacts and outcomes of a designation of a cen-

1           sus tract as a qualified opportunity zone as  
2           measured by economic indicators, such as job  
3           creation, poverty reduction, new business starts,  
4           and other metrics as determined by the Sec-  
5           retary.

6                   (B) SEMI-DECENNIAL INFORMATION.—

7                   (i) IN GENERAL.—In the case of any  
8                   report submitted under paragraph (1) in  
9                   the 6th year or the 11th year after the  
10                  date of the enactment of this Act, the Sec-  
11                  retary shall include the following informa-  
12                  tion:

13                   (I) For each census tract des-  
14                   ignated as a qualified opportunity  
15                   zone, a comparison (based on aggre-  
16                   gate information) of the factors listed  
17                   in clause (ii) between the 5-year pe-  
18                   riod ending on the date of the enact-  
19                   ment of Public Law 115-97 and the  
20                   most recent 5-year period for which  
21                   data is available.

22                   (II) For each census tract des-  
23                   ignated as a qualified opportunity  
24                   zone, a comparison (based on aggre-  
25                   gate information) of the factors listed

1 in clause (ii) for the most recent 5-  
2 year period for which data is available  
3 between such census tract and any  
4 census tract that was a low-income  
5 community eligible to be designated as  
6 a qualified opportunity zone but was  
7 not so designated.

8 (ii) FACTORS LISTED.—The factors  
9 listed in this paragraph are the following:

10 (I) The unemployment rate.

11 (II) The number of persons  
12 working in the census tract, including  
13 the percentage of such persons who  
14 were not residents in the census tract  
15 in the preceding year.

16 (III) Individual, family, and  
17 household poverty rates.

18 (IV) Median family income of  
19 residents of the census tract.

20 (V) Demographic information on  
21 residents of the census tract, includ-  
22 ing age, income, education, race, and  
23 employment.

1 (VI) The average percentage of  
2 income of residents of the census tract  
3 spent on rent annually.

4 (VII) The number of residences  
5 in the census tract.

6 (VIII) The average value of resi-  
7 dential property in the census tract.

8 (IX) The number of affordable  
9 housing units in the census tract.

10 (X) The number and percentage  
11 of residents in the census tract that  
12 were not employed for the preceding  
13 year.

14 (XI) The number of new business  
15 starts in the census tract.

16 (XII) The distribution of employ-  
17 ees in the census tract by North  
18 American Industry Classification  
19 Code.

20 (4) PROTECTION OF IDENTIFIABLE RETURN IN-  
21 FORMATION.—In making reports required under this  
22 subsection, the Secretary shall establish appropriate  
23 procedures to ensure that any amounts reported to  
24 do not disclose taxpayer return information that can

1       be associated with any particular taxpayer or com-  
2       petitive or proprietary information.

3               (5) DEFINITIONS.—Any term used in this sub-  
4       section which is also used in subchapter Z of chapter  
5       1 of the Internal Revenue Code of 1986 shall have  
6       the meaning given such term under such subchapter.