



INFORMATION ABOUT

Idaho – Nevada Business Cost Comparison

Business costs and taxes will vary based on specific locations. Based on \$50 million in net profit.

Taxes	Idaho	Nevada
State Corporate Income Tax ¹	7.6% x \$50M net profits	No
Personal Income Tax ²	1.6%-7.8%	No
Payroll Tax ³	No	0.5%
Property Tax – *Real & ^Personal ⁴	*1.5% of Market Value ^Personal - see # 4	*3.15% of Assessed Value ^Personal - see # 4
Franchise Tax	Yes	No
Capital Gains Tax ⁵	7.8%	No
Unemployment Ins Tax	.45%-5.4%	.25%-5.4%
Unitary Tax ⁶	Yes	No

Nevada's 2010 Business Tax Climate Ranks 4th

The Index compares the states in five areas of taxation that impact business: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes. Neighboring states ranked as follows: California (48th), Oregon (9th), Idaho (29th), Utah (11th), Arizona (22nd), Washington (12th), Colorado (13th), and New Mexico (26th)

Source: Tax Foundation

www.taxfoundation.org/taxdata/show/22661.html

Business Costs	Idaho	Nevada
Annual Lease Rates- 250K sf Industrial ⁷	Boise - \$1,200,000	Reno - \$1,020,000
Payroll Tax Costs - \$400K Annual Payroll	No	\$3,005 ⁸
Property Tax Cost on \$25M Property ⁹	\$375,000	\$275,625
Utility Costs ¹⁰	\$21,378 Idaho Power (Boise)	\$46,835 NV Energy (Reno)

Workman's Compensation Costs

Description	Idaho Rate	Nevada Rate - *See note below
Class 2915 - Veneer Products Mfg	\$4.49	\$5.21
Class 3632 - Machine Shop NOC	\$4.97	\$3.63
Class 8017 - Store: Retail NOC	\$2.18	\$2.06
Class 8810 – Clerical NOC	\$0.27	\$0.60

NOC = Not Otherwise Classified

Source: National Council on Compensation Insurance (NCCI) – www.ncci.com – Rates effective 3/1/11

The rates listed for each state are calculated manual rates and may include loss cost multipliers and assessments.

***Note:** Nevada also has a payroll cap: \$36,000 of reportable payroll per employee, per employer, per year. However, no adjustment was made to Nevada's rates to compensate for its payroll limitation on workers' compensation premium.

<http://www.nvenergy.com/economicdevelopment>

Economic Development, NV Energy - 1.775.834.3636 or 1.800.824.8856



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1. A company with net profits of \$50,000,000 will pay 7.6% or \$3,800,000 per year in Idaho corporate income tax. (Source: Tax Administration 2008 www.taxadmin.org/fta/rate/corp_inc.html)
Nevada has no corporate income tax.
2. Personal income taxes affect businesses significantly because roughly 90% of businesses file taxes as individuals – examples: sole proprietorships and partnerships. (Sources: U.S. Small Business Administration; Tax Foundation 2008 www.taxfoundation.org/taxdata/show/228.html)
Nevada has no personal income tax.
3. **Nevada's Payroll Tax:** If the sum of all taxable wages, **after health care deductions**, paid by the employer doesn't exceed \$62,500 for the calendar quarter, the amount of tax is 0.5% of the sum of those wages (0.005) If the sum of all wages exceeds \$62,500, the tax is \$312.50 plus 1.17% of the amount the wage exceeds \$62,500. (Source: State of Nevada Legislation Bill SB429 effective July 1, 2009)
4. **Idaho Business Real Property Tax Rate:** Average 1.5%* of the market value of the property.
Idaho Business Personal Property Tax Rate: Multiply the full retail purchase price (including freight, installation, etc.) by the factor for the appropriate year; before using the factor remember to move the decimal two places to the left. This will provide the indicated market value for assessment purposes.
Nevada Business Real Property Tax Rate: Average 3.15%* of the assessed value of the property. (Assessed value is equal to 35% of the taxable value, which is new replacement cost, less depreciation) *No distinction between personal & business property tax.
Nevada Business Personal Property Tax Rate: \$3.66 per \$100 of assessed value. (Sources: Idaho State Dept of Commerce http://commerce.idaho.gov/assets/content/docs/Idaho_Tax_Structure_16_April_2007.pdf; http://tax.idaho.gov/forms/EFO00210_12-18-2009.pdf; Nevada Taxpayers Association www.nevadatxpayers.org/pdf/property-tax-2009-10.pdf Nevada Dept of Taxation http://tax.state.nv.us/property_tax.htm) See # 9 below for examples.
5. "...access to capital is an enormous obstacle for businesses, and state capital gains taxes affect the economy by directly reducing the rate of return on investment and entrepreneurship.
(Source: Small Business Survival Index 2008) **Nevada has no capital gains tax.**
6. A unitary tax is a state corporate income tax on worldwide income. Although they are unpopular with corporations, unitary taxes are instituted by governments to foil firms that use creative accounting techniques to transfer their income to states or countries with low income-tax rates.
Nevada has no unitary tax.
7. Based on average industrial rates for Reno/Sparks, Nevada (\$0.34 per square foot per month*) and Boise, Idaho (\$0.40 per square foot per month* *) for 250,000 sf of industrial warehouse space.
(Sources: Miller Industrial Properties – 2009 Q1 <http://millerindustrial.wordpress.com/>; Market Connect by Coldwell Banker <http://cbcmarketconnect.com/2009/01/21/canyon-county-idaho-industrial-market-update-2008-2009/>) *Taxes, Insurance and maintenance charges not included.
(* In the Boise area, add up to \$.95 per square foot per month for office surcharge rate.)
8. **Nevada's Payroll Tax Example:** This is assuming \$100,000 in wages per quarter - \$312.50 plus \$438.75 (1.17% x \$37,500, the amt exceeding \$62,500) = \$751.25 per quarter x 4 = \$3,005 - See # 3 for formula.
9. **Idaho Business Real Property Example:** Assuming a market value of \$25,000,000 x .015 (1.5%) = \$375,000 (Note: Idaho also levies an **occupancy tax** on properties that have not been previously occupied. The amount is the value of the building prorated for the part of the year after 1st occupancy, multiplied by the property tax rate.)
Nevada Business Real Property Example: \$25,000,000 X .35 = \$8,750,000 assessed value x .0315 = \$275,625 - See # 4 for sources.
10. Based on an industrial user of 400,000 kWh per month and average rates taking into account summer and winter usage. (Source: Edison Electric Institute – Industrial Rates in effect July 1, 2008)

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