

## Western States Business Cost Comparisons

	State Corporate Income Tax	Personal Income Tax	*Payroll Expense Tax/Modified Business Tax/ Payroll Tax Offsets	Gross Receipts Tax/Franchise Tax/Margins Tax	Monthly Property Tax - Based on \$25M Market or Assessed Value	Capital Gains Tax	Unemployment Insurance	Monthly Avg Industrial Lease Rate	Worker's Comp Average Rates by Class	
<b>Nevada</b>	None	None	1.475% on payroll > \$50K per quarter	Commerce Tax .05% - .33% on gross revenue > \$4M	\$22,969 \$25,000,000 x .35 = \$8,750,000 assessed value x assumed tax rate of .0315* = \$275,625 ÷ 12 = \$22,969 per month (*Average of all Nevada county taxes)	None	.25% - 5.4%	\$0.38 per sq ft Reno/Sparks Area	Class 2915 - Veneer Products Mfg	\$2.68
<b>California</b>	8.84%	1.0% - 13.3%	1.162% Payroll > \$150K (San Francisco only)	S Corporations: Min \$800 franchise tax + 1.5% tax on net income LLCs: Min \$800 franchise tax + gross receipts tax \$0 - \$12,590 < \$250k - > \$5M	\$22,917 Assuming a full cash value of \$25,000,000 x .011 (1.1%) = \$275,000 ÷ 12 = \$22,917 monthly property tax.	Up to 13.3%	1.5% - 6.2%	\$0.72 per sq ft Los Angeles Metro	Class 2915 - Veneer Products Mfg	\$9.53
<b>Arizona</b>	5.5%	2.59% - 4.54%	None	Transaction Privilege Tax 6.6% for Most Businesses	\$71,667 \$25,000,000 x .25 = \$6,250,000 ÷ 100 = \$62,500 x \$13.76* = \$860,000 ÷ 12 = \$71,667 monthly property tax. (*Average of taxes from taxing districts)	2.59% - 4.54%	.03% - 8.91%	\$0.55 per sq ft Greater Phoenix	Class 2915 - Veneer Products Mfg	\$2.98
<b>Utah</b>	5.0%	5.0%	None	Franchise Tax 5%	\$22,917 Assuming a market value of \$25,000,000 x .011 (1.1%) = \$275,000 ÷ 12 = \$22,917 monthly property tax.	5.0%	.4% - 7.3%	\$0.44 per sq ft Salt Lake County	Class 2915 - Veneer Products Mfg	\$1.58
<b>New Mexico</b>	4.8% - 6.6%	1.7% - 4.9%	None	Gross Receipts Tax 5.13% - 8.94%	\$32,501 Assuming \$25,000,000 is the assessed value ÷ 3 = \$8,333,333 x an assumed mill rate of .046801 (46.801 ÷ 1,000) = \$390,008 ÷ 12 = \$32,501 monthly property tax.	2.45%	.33% - 5.4%	\$0.57 per sq ft Albuquerque	Class 2915 - Veneer Products Mfg	\$2.90
<b>Idaho</b>	7.4%	1.6% - 7.4%	None	None	\$33,333 Assuming a market value (MV) of \$25,000,000 x .016 (1.6%) = \$400,000 ÷ 12 = \$33,333 monthly property tax.	Up to 7.4%	.425% - 5.4%	\$0.52 per sq ft Boise Area	Class 2915 - Veneer Products Mfg	\$3.45
<b>Washington</b>	None	None	None	Business & Occupation Tax 0.47% - 1.5% This covers the 4 principal rates	\$20,833 Assuming fair market value (assessed value of \$25,000,000 x .01 = \$250,000 ÷ 12 = \$20,833 monthly property tax.	None	.13% to 5.73% (Includes Administration Fund Assessment)	\$0.96 per sq ft Seattle	Class 2904 - Veneer Products Mfg	\$1.68
<b>Oregon</b>	6.6% < \$1M 7.6% > \$1M	5.0% - 9.9%	0.09%	None	\$32,688 Assuming a *taxable assessed value of \$25,000,000 ÷ \$1,000 x \$15.69 = \$392,250 ÷ 12 = \$32,688 monthly property tax. *Lesser of Real Market Value or Maximum Assessed Value	5.0% - 9.9%	1.2% - 5.4%	\$0.47 per sq ft Portland	Class 2915 - Veneer Products Mfg	\$3.20
<b>Colorado</b>	4.63%	4.63%	*5 Colorado cities/counties have payroll taxes. <a href="http://www.payroll-taxes.com/state-tax/colorado-counties">http://www.payroll-taxes.com/state-tax/colorado-counties</a>	None	\$45,639 Actual Value x 29% Assessment Rate x Assumed Tax Rate of .075541	Up to 4.63%	2.13% - 9.67% (Includes Bond Principal Rates)	\$0.61 per sq ft Denver	Class 2915 - Veneer Products Mfg	\$3.70
<b>Texas</b>	None	None	None	Franchise Tax 0.375% - .75%	\$58,042 Assuming an assessed value of \$25,000,000 x *2.876% = \$696,500 ÷ 12 = \$58,042 monthly property tax. *Assumed tax rate from taxing districts.	None	.47% - 7.49%	\$0.53 per sq ft Houston	Class 2881 (TX) - Veneer Prod Mfg	\$1.89
									Class 3632 - Machine Shop NOC	\$1.58
									Class 8017 - Store: Retail NOC	\$0.85
									Class 8810 - Clerical NOC	\$0.08
									Class 3632 - Machine Shop NOC	\$4.73
									Class 8017 - Store: Retail NOC	\$3.61
									Class 8810 - Clerical NOC	\$0.53
									Class 3632 - Machine Shop NOC	\$2.49
									Class 8017 - Store: Retail NOC	\$1.73
									Class 8810 - Clerical NOC	\$0.23
									Class 3632 - Machine Shop NOC	\$1.90
									Class 8017 - Store: Retail NOC	\$0.98
									Class 8810 - Clerical NOC	\$0.11
									Class 3632 - Machine Shop NOC	\$2.43
									Class 8017 - Store: Retail NOC	\$2.03
									Class 8810 - Clerical NOC	\$0.30
									Class 3632 - Machine Shop NOC	\$4.70
									Class 8017 - Store: Retail NOC	\$2.21
									Class 8810 - Clerical NOC	\$0.30
									Class 3402 - Machine Shop NOC	\$1.20
									Class 6406 - Store: Retail NOC	\$0.38
									Class 4904 - Clerical NOC	\$0.14
									Class 3632 - Machine Shop NOC	\$2.34
									Class 8017 - Store: Retail NOC	\$0.93
									Class 8810 - Clerical NOC	\$0.11
									Class 3632 - Machine Shop NOC	\$3.15
									Class 8017 - Store: Retail NOC	\$1.49
									Class 8810 - Clerical NOC	\$0.14