

# Analysis of Tax Data for Economic Information

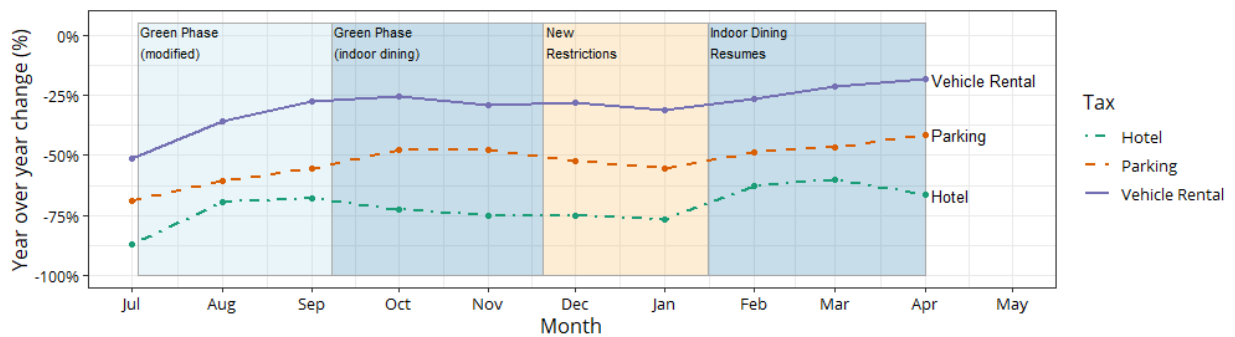
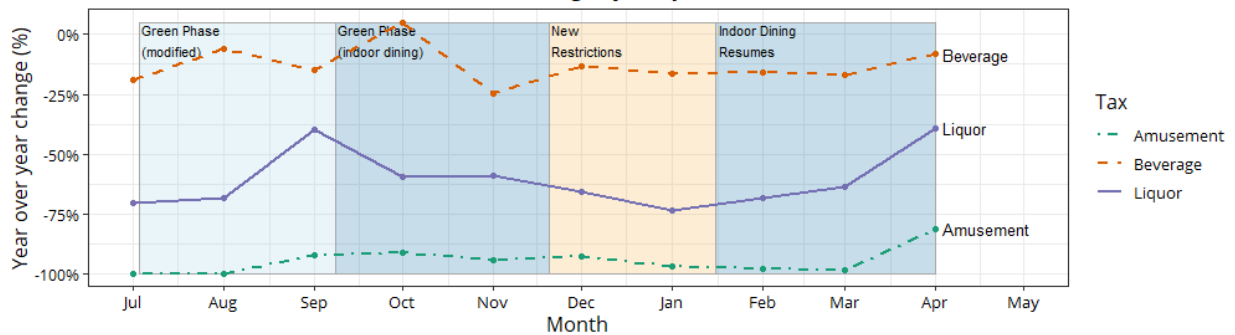
May 27, 2021

In this report, we include data through the month of April, with the exception of the realty transfer tax which includes data through March. Most of the small taxes are showing month to month improvements for recent months. Revenue from use and occupancy tax appears to be holding steady, thanks in large part to strong collections from industrial buildings. The wage tax collections for fiscal 2021 remain weaker than previous years. Of concern is that the education sector has not picked up in recent months. For the transfer tax, the residential sector has performed well in fiscal 2021. On the downside, we see a significant drop in revenues from sales of office buildings. But on the upside, the sale of large apartment buildings has buoyed transfer tax collections

## Other Taxes

- Compared to the most recent non-pandemic fiscal year (FY2019), all the taxes below have shown improvement from March to April, except for the Hotel Tax. However, revenue from each of the six taxes is still below FY2019 levels.
- Fiscal year to date, Beverage Tax is down 13.2% compared to FY2019, the least of the six smaller taxes, and Amusement Tax is down 94.1%, the most of the smaller taxes. Revenue from all the taxes below has decreased from both FY2019 and from FY2020.

Year Over Year Change by Tax from FY2019-FY2021



Tax Type Breakdown – Fiscal Year to Date

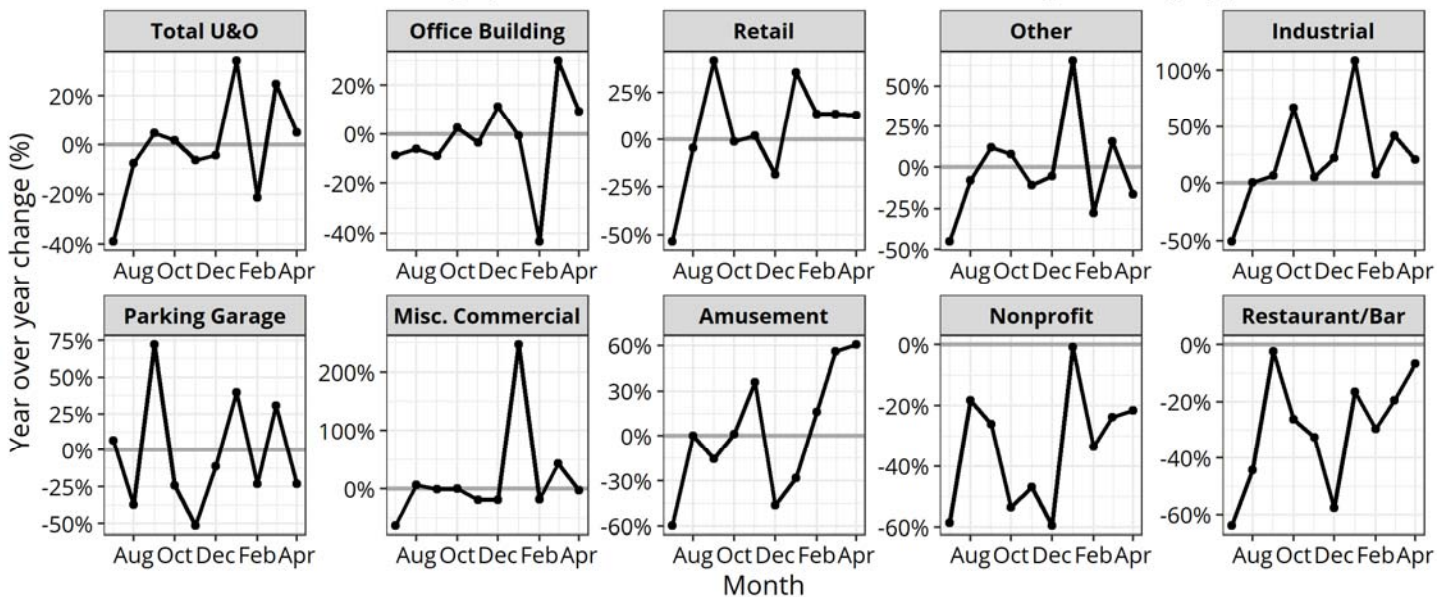
Tax	FY2019	FY2020	FY2021	Pct Change from FY2020	Pct Change from FY2019
Parking	\$ 80,085,691	\$ 77,862,510	\$ 38,228,810	-50.9%	-52.3%
Beverage	\$ 63,728,704	\$ 63,701,430	\$ 55,343,231	-13.1%	-13.2%
Liquor	\$ 63,431,501	\$ 62,680,542	\$ 24,418,917	-61.0%	-61.5%
Hotel	\$ 57,078,007	\$ 58,691,241	\$ 15,874,831	-73.0%	-72.2%
Amusement	\$ 25,153,825	\$ 19,875,773	\$ 1,471,581	-92.6%	-94.1%
Vehicle Rental	\$ 5,147,555	\$ 5,393,065	\$ 3,588,697	-33.5%	-30.3%

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## Use and Occupancy Tax (U&O Tax)<sup>1</sup>

- Compared to the most recent non-pandemic fiscal year (FY2019), total U&O collections improved from February (-21.3%) to March (+24.7%) but declined in April (+4.9%).
- Fiscal year to date, total U&O Tax collections are down 3.9% compared to FY2020 and 2.7% compared to FY2019.
- Industrial and misc. commercial are the only building types with fiscal year to date collections above FY2019 and FY2020. Collections from restaurants/bars are still faring the worst, down 33.4% fiscal year to date compared to FY2019.

*Percent Change from FY2019-FY2021 in U&O Revenue by Building Type*



*Building Type Breakdown – Fiscal Year to Date – U&O Revenue*

Building Type	FY2019	FY2020	FY2021	Pct Change from FY2020	Pct Change from FY2019
<b>Total U&amp;O</b>	<b>\$ 152,700,719</b>	<b>\$ 154,588,898</b>	<b>\$ 148,548,168</b>	<b>-3.9%</b>	<b>-2.7%</b>
Office Building	\$ 60,425,636	\$ 60,906,916	\$ 59,342,298	-2.6%	-1.8%
Retail	\$ 28,610,521	\$ 28,697,338	\$ 27,870,598	-2.9%	-2.6%
Other	\$ 20,935,350	\$ 21,181,011	\$ 19,988,165	-5.6%	-4.5%
Industrial	\$ 18,712,247	\$ 20,482,085	\$ 21,088,226	3.0%	12.7%
Parking Garage	\$ 5,728,731	\$ 6,247,568	\$ 5,278,046	-15.5%	-7.9%
Misc. Commercial	\$ 5,128,790	\$ 5,249,554	\$ 5,353,934	2.0%	4.4%
Amusement	\$ 3,744,666	\$ 4,388,825	\$ 3,702,491	-15.6%	-1.1%
Nonprofit	\$ 6,072,195	\$ 4,446,021	\$ 3,697,293	-16.8%	-39.1%
Restaurant/Bar	\$ 3,342,583	\$ 2,989,579	\$ 2,227,118	-25.5%	-33.4%

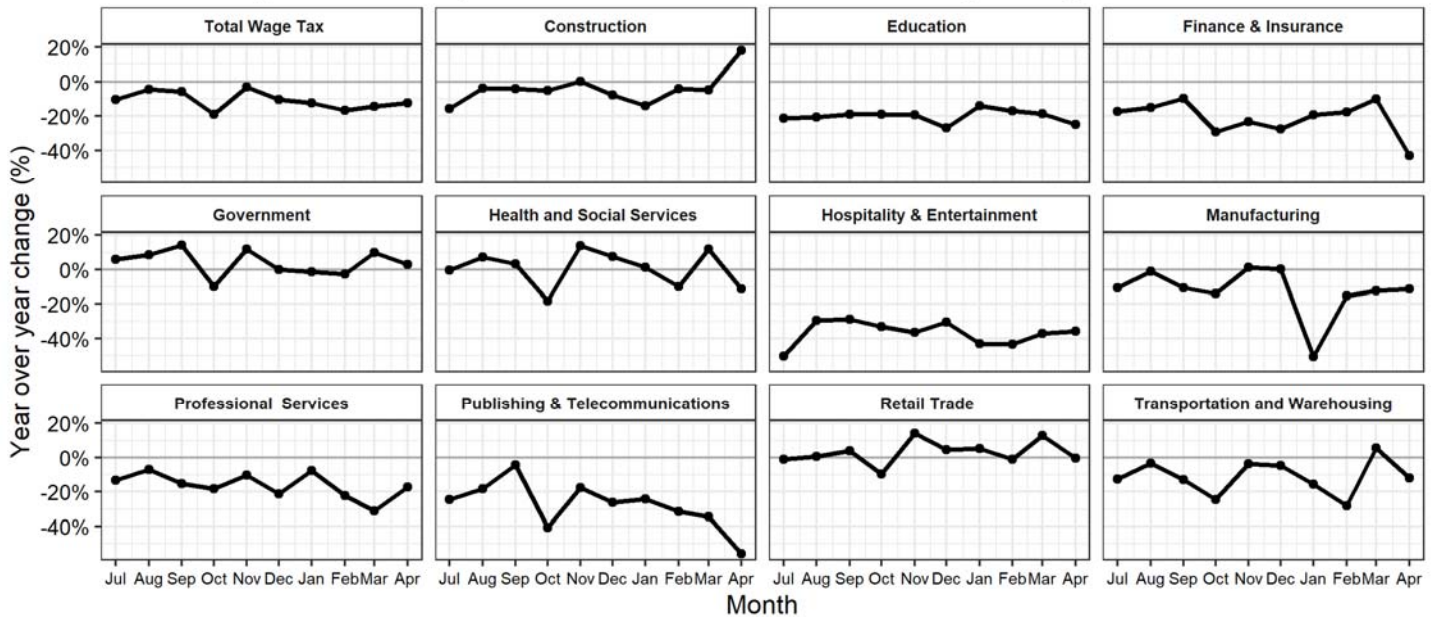
<sup>1</sup> July 2019 payments include annual filers who filed for the first six months of 2019 due to a change in Department of Revenue policy. There are no annual filers for July 2020. "Other" building types include large apartment, parking lot, condo, mixed usage, hotel, bank, utility, small apartment, garage, pier, and unclassified.

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## Wage Tax<sup>2</sup>

- Wage Tax collections are down 12.3% in April compared to last year and are down 11.2% for the fiscal year to date. April collections, however, have improved over both February and March.
- The top four industries are down 6.5% fiscal year to date, which includes Health and Social Services (-0.6%), Government (+3.5%), Professional Services (-15.7%), and Education (-20.2%). Construction and Government are up compared to last year. Finance & Insurance, Health and Social Services, and Transportation and Warehousing are down compared to last month and year, while Education and Publishing & Telecommunications continue steady declines.

*Top-level Industry Breakdown - Year over Year Change - Wage Tax Revenue*



*Top-level Industry Breakdown – Fiscal Year to Date – Wage Tax Revenue*

Industry	FY2020	FY2021	Percent Change
Health and Social Services	\$389,771,871	\$387,322,860	-0.6%
Government	\$207,153,559	\$214,451,256	3.5%
Professional Services	\$224,794,007	\$189,431,421	-15.7%
Education	\$168,214,966	\$134,183,036	-20.2%
Finance & Insurance	\$147,276,137	\$115,501,330	-21.6%
Manufacturing	\$113,273,891	\$93,829,899	-17.2%
Retail Trade	\$86,406,058	\$88,486,240	2.4%
Hospitality & Entertainment	\$97,076,912	\$60,972,681	-37.2%
Construction	\$62,108,731	\$59,187,635	-4.7%
Publishing & Telecommunications	\$79,837,219	\$55,076,375	-31.0%
Transportation and Warehousing	\$61,468,798	\$54,286,923	-11.7%
Other Sectors	\$215,042,610	\$192,210,093	-10.6%
<b>Total Wage Tax</b>	<b>\$1,852,424,758</b>	<b>\$1,644,939,751</b>	<b>-11.2%</b>

<sup>2</sup> Some industries are excluded from the chart (88% of total Wage Tax is accounted for in the industry breakdown chart). July, October, and January data includes quarterly payments processed late.

# Analysis of Tax Data for Economic Information

## Real Estate Transfer Tax

- House and Condo sales began to recover to FY2020 levels starting in September and stayed strong through February. However, March saw a decline, with collections down 35.8% compared to FY2020. Overall though, House/Condo collections are up 5.2% in FY2021.
- For Commercial buildings, Office Buildings and Industrial Buildings collections have decreased the most in FY2021. However, Large Apartments have done the best in FY2021, surpassing FY2020 collections after having a very strong December and January, leading to Large Apartment collections being up 23.7% in FY2021.

### Residential Transfer Tax Collections by Month for Houses/Condos

Month	Local Tax Amount			# of Sales		
	FY 20	FY 21	% Change	FY 20	FY 21	% Change
July	\$17,573,876	\$15,262,063	-13.2%	3,103	2,505	-19.3%
August	\$16,549,720	\$14,161,145	-14.4%	3,066	2,376	-22.5%
September	\$14,027,062	\$15,815,893	12.8%	2,827	2,505	-11.4%
October	\$13,996,807	\$19,136,571	36.7%	3,058	3,093	1.1%
November	\$11,686,317	\$15,942,566	36.4%	2,416	2,637	9.1%
December	\$14,744,753	\$18,086,027	22.7%	2,719	2,916	7.2%
January	\$12,892,856	\$13,924,057	8.0%	2,660	2,380	-10.5%
February	\$8,867,633	\$10,567,580	19.2%	1,901	1,783	-6.2%
March	\$16,570,235	\$10,635,107	-35.8%	3,041	1,892	-37.8%
<b>FYTD Total</b>	<b>\$126,909,259</b>	<b>\$133,531,009</b>	<b>5.2%</b>	<b>24,791</b>	<b>22,087</b>	<b>-10.9%</b>

### Commercial Transfer Tax Collections by Month for Office Buildings, Large Apartments, and Retail

Month	Large Apartments			Office Buildings			Retail		
	FY 20	FY 21	% Change	FY 20	FY 21	% Change	FY 20	FY 21	% Change
July	\$1,018,184.00	\$1,217,268.00	19.6%	\$62,938.0	\$430,838.0	584.5%	\$716,753	\$1,696,461	136.7%
August	\$2,084,682.00	\$1,705,073.00	-18.2%	\$629,243.0	\$273,079.0	-56.6%	\$1,381,438	\$148,886	-89.2%
September	\$798,379.00	\$1,080,241.00	35.3%	\$276,996.0	\$145,380.0	-47.5%	\$908,344	\$526,073	-42.1%
October	\$2,299,703.00	\$3,292,684.00	43.2%	\$2,062,288.0	\$49,170.0	-97.6%	\$331,437	\$407,974	23.1%
November	\$2,338,706.00	\$1,083,920.00	-53.7%	\$1,281,493.0	\$580,206.0	-54.7%	\$363,306	\$153,998	-57.6%
December	\$1,963,026.00	\$4,722,388.00	140.6%	\$4,189,098.0	\$2,009,414.0	-52.0%	\$2,339,568	\$1,497,027	-36.0%
January	\$629,301.00	\$2,811,603.00	346.8%	\$43,804.0	\$55,549.0	26.8%	\$852,383	\$591,790	-30.6%
February	\$3,204,856.00	\$1,054,355.00	-67.1%	\$477,985.0	\$22,290.0	-95.3%	\$171,792	\$180,045	4.8%
March	\$1,931,332.00	\$3,151,624.00	63.2%	\$12,512,613.0	\$249,128.0	-98.0%	\$550,717	\$185,864	-66.3%
<b>FYTD Total</b>	<b>\$16,268,169</b>	<b>\$20,119,156</b>	<b>23.7%</b>	<b>\$21,536,458</b>	<b>\$3,815,054</b>	<b>-82.3%</b>	<b>\$7,615,738</b>	<b>\$5,388,118</b>	<b>-29.3%</b>

### Commercial Transfer Tax Collections by Month for Industrial Buildings and all other Commercial Building Types

Month	Industrial			Other Commercial		
	FY 20	FY 21	% Change	FY 20	FY 21	% Change
July	\$2,009,601.00	\$697,046.00	-65.3%	\$5,911,569	\$2,242,261	-62.1%
August	\$925,131.00	\$2,357,703.00	154.9%	\$3,769,811	\$1,652,313	-56.2%
September	\$8,906,633.00	\$201,082.00	-97.7%	\$2,562,367	\$650,690	-74.6%
October	\$4,328,157.00	\$1,825,240.00	-57.8%	\$2,772,601	\$1,862,633	-32.8%
November	\$395,527.00	\$522,080.00	32.0%	\$2,585,237	\$3,579,774	38.5%
December	\$1,103,021.00	\$1,700,596.00	54.2%	\$2,000,361	\$3,385,830	69.3%
January	\$336,400.00	\$812,478.00	141.5%	\$2,233,808	\$1,722,453	-22.9%
February	\$444,398.00	\$1,733,006.00	290.0%	\$2,860,877	\$2,452,250	-14.3%
March	\$7,019,999.00	\$2,083,121.00	-70.3%	\$3,688,373	\$1,561,686	-57.7%
<b>FYTD Total</b>	<b>\$25,468,867</b>	<b>\$11,932,352</b>	<b>-53.1%</b>	<b>\$28,385,004</b>	<b>\$19,109,890</b>	<b>-32.7%</b>