

Analysis of Tax Data for Economic Information

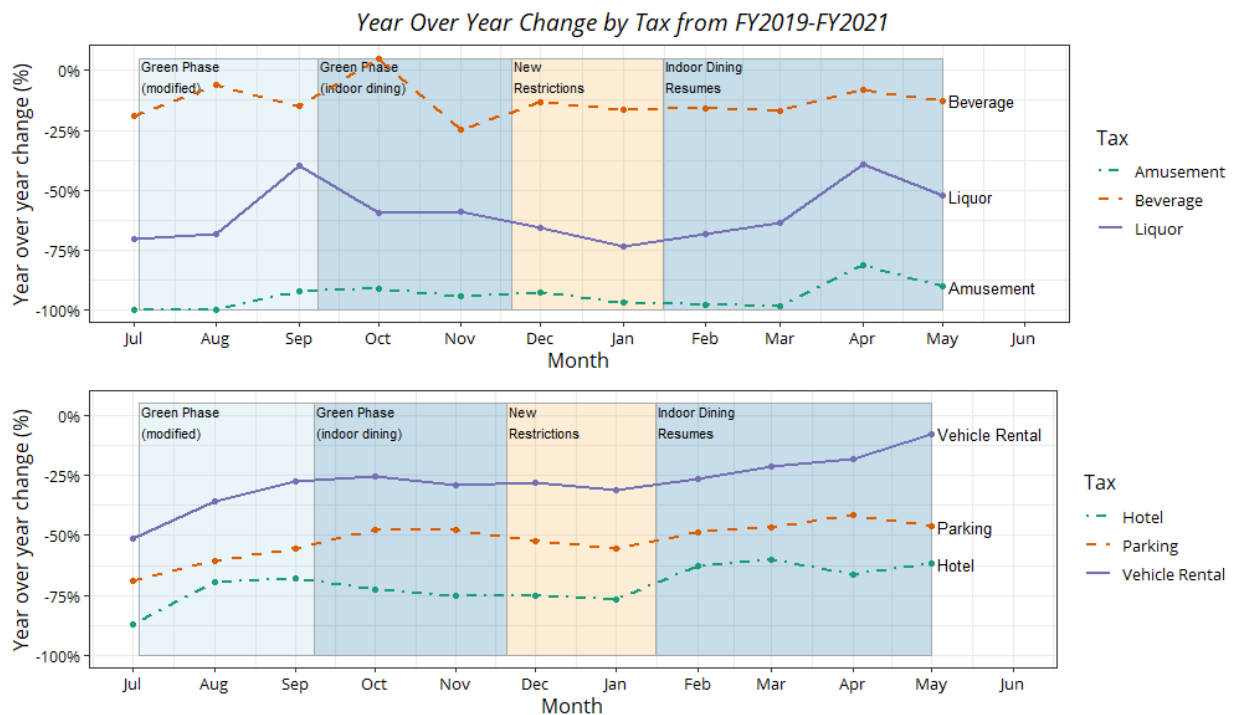
June 24, 2021

This report contains information through May except for realty transfer tax which is through April. In the tables, data is presented for three fiscal years: 2019, 2020, and 2021. The graphs compare fiscal 2021 back to fiscal 2019.

For the analysis of the wage tax, we look at business sectors (including not-for-profit sectors). For transfer tax and use and occupancy (U&O), we look at building types. One commonality in this month's report is the stability of tax collections from retail. Wage, U&O, and transfer tax remain relatively stable over the three-year period for retail.

Other Taxes

- Compared to the most recent non-pandemic fiscal year (FY2019), the Vehicle Rental and Hotel taxes improved from April to May.
- Fiscal year to date, collections from all the taxes below except for the Beverage and Vehicle Rental taxes are more than 50% below FY2019 levels. Beverage Tax continues to hold up the best, down 13.1% from FY2019 and 10.0% from FY2020.



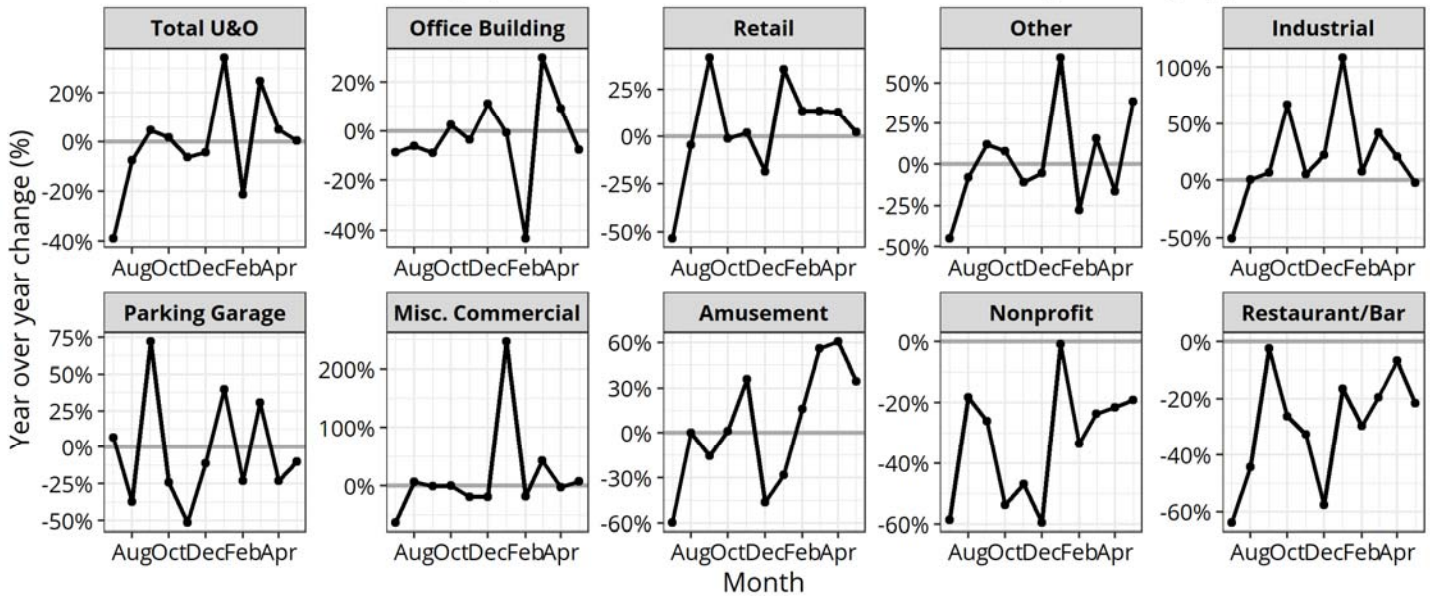
Tax Type Breakdown – Fiscal Year to Date

Tax	FY2019	FY2020	FY2021	Pct Change from FY2020	Pct Change from FY2019
Parking	\$90,274,816	\$79,645,497	\$43,672,391	-45.2%	-51.6%
Beverage	\$70,750,220	\$68,273,893	\$61,477,240	-10.0%	-13.1%
Liquor	\$71,603,846	\$65,135,784	\$28,310,524	-56.5%	-60.5%
Hotel	\$63,976,032	\$59,111,079	\$18,526,247	-68.7%	-71.0%
Amusement	\$26,261,356	\$19,929,180	\$1,580,310	-92.1%	-94.0%
Vehicle Rental	\$5,628,092	\$5,533,830	\$4,032,437	-27.1%	-28.4%

Use and Occupancy Tax (U&O Tax)¹

- Compared to the most recent non-pandemic fiscal year (FY2019), total U&O collections declined from April (+4.9%) to May (+0.5%).
- Fiscal year to date, total U&O Tax collections are down 1.1% compared to FY2020 and 2.5% compared to FY2019.
- Fiscal year to date, office buildings and retail are both up slightly from FY2020 (although they are still down 2.3% and 2.2% respectively compared to FY2019). Collections from nonprofits are faring the worst compared to FY2019, but they improved from April to May.

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
Total U&O	\$166,896,611	\$ 164,677,822	\$ 162,805,853	-1.1%	-2.5%
Office Building	\$ 66,707,956	\$ 64,446,358	\$ 65,150,725	1.1%	-2.3%
Retail	\$ 31,178,900	\$ 30,399,201	\$ 30,495,811	0.3%	-2.2%
Other	\$ 22,416,629	\$ 22,652,127	\$ 22,038,938	-2.7%	-1.7%
Industrial	\$ 20,483,233	\$ 22,115,498	\$ 22,822,580	3.2%	11.4%
Parking Garage	\$ 6,264,688	\$ 6,682,528	\$ 5,759,599	-13.8%	-8.1%
Misc. Commercial	\$ 5,556,550	\$ 5,891,154	\$ 5,815,851	-1.3%	4.7%
Amusement	\$ 4,101,905	\$ 4,630,625	\$ 4,182,219	-9.7%	2.0%
Nonprofit	\$ 6,583,167	\$ 4,724,155	\$ 4,108,015	-13.0%	-37.6%
Restaurant/Bar	\$ 3,603,583	\$ 3,136,175	\$ 2,432,115	-22.4%	-32.5%

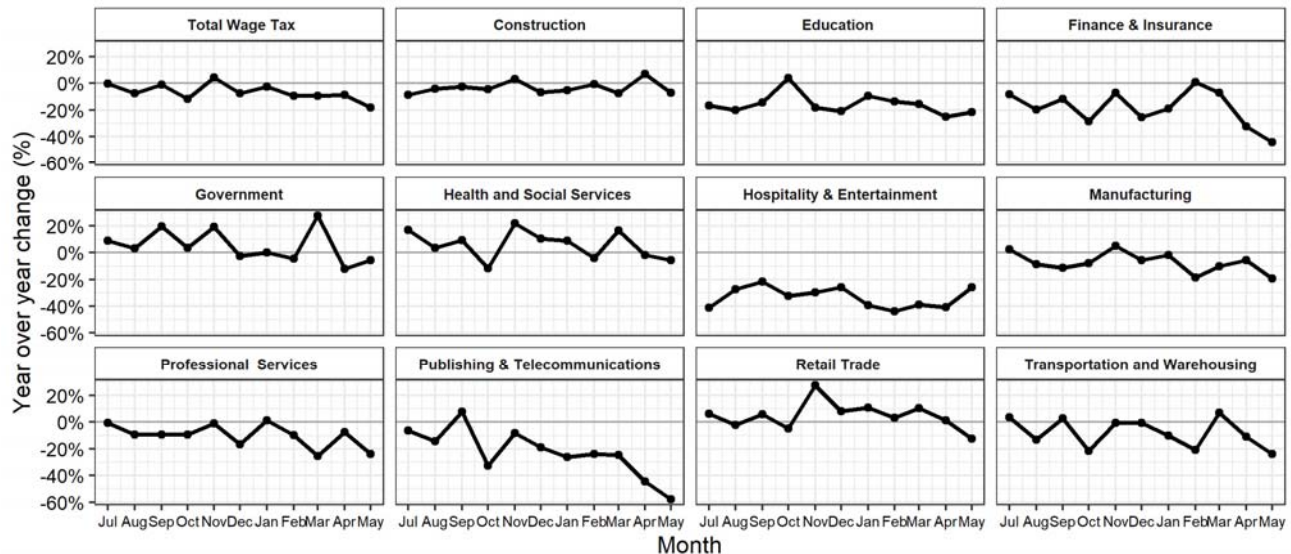
¹ July 2019 payments include annual filers who filed for the first six months of 2019 due to a change in Department of Revenue policy. There are no annual filers for July 2020. “Other” building types include large apartment, parking lot, condo, mixed usage, hotel, bank, utility, small apartment, garage,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

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Wage Tax²

- Wage Tax collections have declined in May (-18.3%) from April (-8.7%), in comparison to the most recent non-pandemic fiscal year (FY2019). Fiscal year to date, Wage Tax collections are down compared to both FY2019 (-6.6%) and FY2020 (-10.5%)
- The top four industries (Health and Social Services, Government, Professional Services, and Education) are down 1.6% fiscal year to date compared to FY2019 and 6.4% compared to FY2020. However, both Health and Social Services and Government are up compared to FY2019, with Government also being up compared to FY2020. Retail Trade is also up fiscal year to date compared to both FY2019 and FY2020.
- Across all industries, collections remain down for May compared to FY2019, but Hospitality & Entertainment continue an upward trend since February.

Top-level Industry Breakdown - Year over Year Change - FY2019-FY2021 - Wage Tax Revenue



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

Industry	FY2019	FY2020	FY2021	Pct Change from FY2019	Pct Change from FY2020
Health and Social Services	\$398,707,027	\$421,212,558	\$419,597,740	5.2%	-0.4%
Government	\$217,123,096	\$222,444,456	\$228,345,452	5.2%	2.7%
Professional Services	\$223,674,935	\$240,282,361	\$203,232,357	-9.1%	-15.4%
Education	\$174,605,023	\$182,325,417	\$146,625,778	-16.0%	-19.6%
Finance & Insurance	\$151,064,659	\$157,335,193	\$123,022,523	-18.6%	-21.8%
Manufacturing	\$109,409,698	\$120,496,275	\$101,145,199	-7.6%	-16.1%
Retail Trade	\$92,033,692	\$93,283,830	\$96,108,068	4.4%	3.0%
Hospitality & Entertainment	\$101,909,688	\$100,858,500	\$67,596,806	-33.7%	-33.0%
Construction	\$66,596,625	\$65,544,415	\$64,329,665	-3.4%	-1.9%
Publishing & Telecommunications	\$64,614,519	\$65,678,475	\$59,136,120	-8.5%	-10.0%
Transportation and Warehousing	\$78,504,228	\$84,810,574	\$58,439,921	-25.6%	-31.1%
Other Sectors	\$223,611,047	\$229,759,801	\$208,659,750	-6.7%	-9.2%
Total Wage Tax	\$1,901,854,235	\$1,984,031,854	\$1,776,239,381	-6.6%	-10.5%

² 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.

Real Estate Transfer Tax³

- Houses and Condos collections showed improvements in Quarter 1 and 2 but a sizable decline in Quarter 3, continuing into April. However, an overall increase in collections shows an improvement of 10.8% compared to FY2019.
- Fiscal year to date, Collections from Commercial buildings, Office Buildings and Large Apartments have decreased the most in FY2021 compared to FY2019, followed by Industrial then Other Commercial buildings. However, Retail has seen an overall increase of 4.1% in FY2021 compared to FY2019.

(Revenue in millions, percent change from FY2019)

Residential Transfer Tax Collections by Month for Houses/Condos								
	Local Tax Amount				# of Sales			
	FY 19	FY 20	FY 21	% Change	FY 19	FY 20	FY 21	% Change
Quarter 1	\$45.01	\$48.15	\$45.24	0.5%	8,841	8,996	7,386	-16.5%
Quarter 2	\$39.36	\$40.43	\$53.17	35.1%	8,449	8,193	8,646	2.3%
Quarter 3	\$32.64	\$38.33	\$35.13	7.6%	7,178	7,602	6,055	-15.6%
April	\$13.37	\$10.46	\$10.93	-18.3%	2,681	1,421	2,117	-21.0%
FYTD Total	\$130.4	\$137.4	\$144.5	10.8%	27,149	26,212	24,204	-10.8%

Report prepared by Data and Research Unit, Department of Revenue

Commercial Transfer Tax Collections by Month for Industrial Buildings and all other Commercial Building Types								
	Industrial				Other Commercial			
	FY 19	FY 20	FY 21	% Change	FY 19	FY 20	FY 21	% Change
Quarter 1	\$3.7	\$11.8	\$3.3	-12.9%	\$6.6	\$12.2	\$4.5	-31.2%
Quarter 2	\$5.4	\$5.8	\$4.0	-24.8%	\$10.3	\$7.4	\$8.8	-14.0%
Quarter 3	\$4.4	\$7.8	\$4.6	4.2%	\$7.1	\$8.8	\$5.7	-19.2%
April	\$1.4	\$0.2	\$0.5	-61.9%	\$2.5	\$0.8	\$2.1	-15.5%
FYTD Total	\$15.0	\$25.7	\$12.5	-16.7%	\$26.5	\$29.2	\$21.2	-19.8%

Commercial Transfer Tax Collections by Month for Office Buildings, Large Apartments, and Retail												
	Large Apartments				Office Buildings				Retail			
	FY 19	FY 20	FY 21	% Change	FY 19	FY 20	FY 21	% Change	FY 19	FY 20	FY 21	% Change
Quarter 1	\$13.8	\$3.9	\$4.0	-71.0%	\$5.2	\$1.0	\$0.8	-83.7%	\$2.9	\$3.0	\$2.4	-18.0%
Quarter 2	\$10.6	\$6.6	\$9.1	-14.1%	\$0.4	\$7.5	\$2.6	533.1%	\$1.6	\$3.0	\$2.1	27.6%
Quarter 3	\$5.0	\$5.8	\$7.0	39.5%	\$0.8	\$13.0	\$0.3	-61.3%	\$1.1	\$1.6	\$1.0	-11.0%
April	\$3.3	\$0.6	\$0.3	-92.2%	\$17.4	\$0.1	\$0.1	-99.5%	\$0.4	\$0.2	\$0.8	117.2%
FYTD Total	\$32.7	\$16.9	\$20.4	-37.8%	\$23.9	\$21.6	\$3.9	-83.7%	\$6.0	\$7.8	\$6.2	4.1%

³ April data is preliminary.