

Analysis of Tax Data for Economic Information

July 15, 2021

This month's report includes activity for the complete fiscal year for the small taxes, Use and Occupancy Tax, and the Wage Tax. For the Transfer Tax, the data is complete only through April. The May data for Transfer Tax is not for the complete month.

The graphs in the report compare fiscal year 2021 revenues back to fiscal 2019. The tables contain information for all three fiscal years: 2019, 2020, and 2021. Please note that the graphs for the Use and Occupancy Tax have different scales for the different small box graphs. The scales for the Wage Tax box graphs do not vary.

Other Taxes

- Compared to FY2019, Beverage, Liquor, Amusement, and Parking taxes improved from May-June, and all six taxes below have generally trended upwards since the beginning of the fiscal year (except for Beverage Tax, which has remained relatively flat).
- For the fiscal year, collections from all the taxes below except for the Beverage and Vehicle Rental taxes were 50% or more below FY2019 levels. However, compared to FY2020, only collections from the Hotel and Amusement taxes were more than 50% lower.



Tax Type Breakdown – Fiscal Year

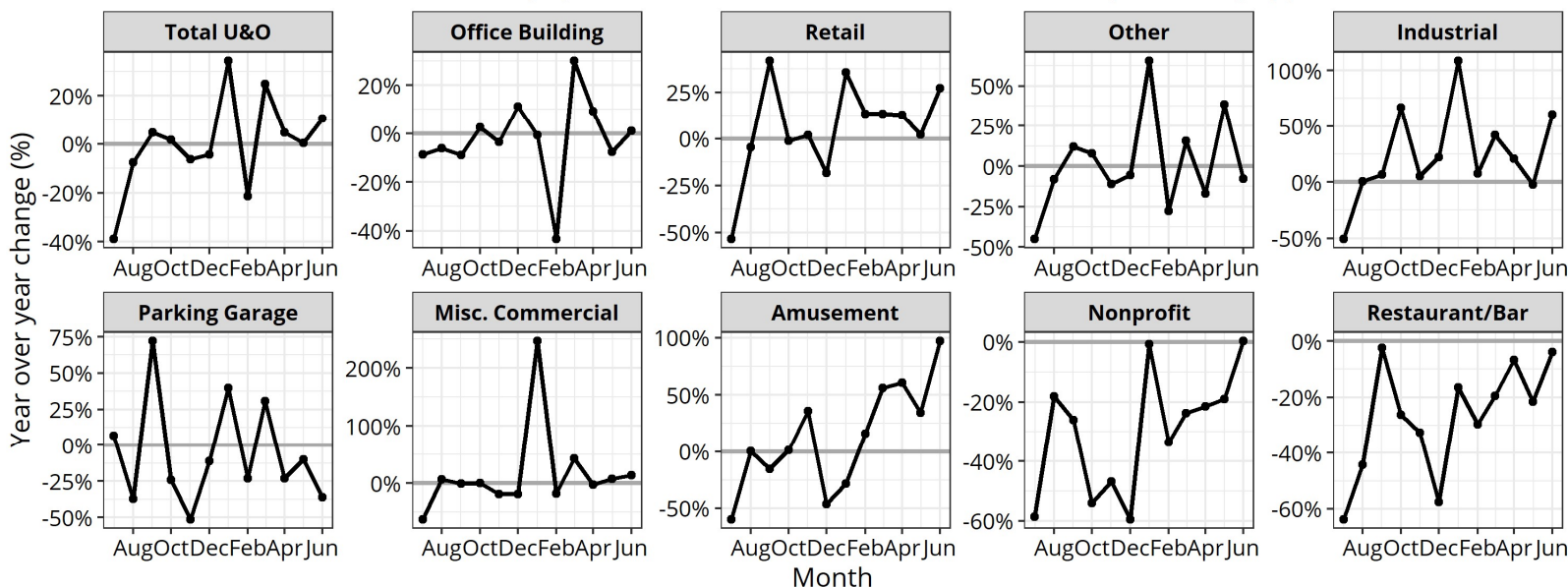
Tax	FY2019	FY2020	FY2021	Pct Change from FY2020	Pct Change from FY2019
Parking	\$98,415,517	\$81,137,485	\$49,610,849	-38.9%	-49.6%
Beverage	\$77,136,204	\$73,389,787	\$67,884,322	-7.5%	-12.0%
Liquor	\$78,581,455	\$66,582,107	\$33,796,708	-49.2%	-57.0%
Hotel	\$72,280,989	\$59,535,609	\$21,750,488	-63.5%	-69.9%
Amusement	\$27,431,600	\$19,932,587	\$2,004,921	-89.9%	-92.7%
Vehicle Rental	\$6,195,127	\$5,717,471	\$4,555,397	-20.3%	-26.5%

Analysis of Tax Data for Economic Information

Use and Occupancy Tax (U&O Tax)¹

- Compared to the most recent non-pandemic fiscal year (FY2019), total U&O collections increased from May (+0.5%) to June (+10.6%).
- For the fiscal year, total U&O Tax collections were up 1.3% compared to FY2020 but down 1.4% compared to FY2019.
- For the fiscal year, U&O collections from office buildings, retail, and industrial buildings improved over FY2020 (although office buildings were down 2.1% compared to FY2019). Collections from nonprofits (-35.4%) and restaurants/bars (-30.6%) were the lowest compared to FY2019, but collections from both building types improved between May and June, and collections from nonprofits have been improving since February.

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



Building Type Breakdown – Fiscal Year – U&O Revenue

Building Type	FY2019	FY2020	FY2021	Pct Change from FY2020	Pct Change from FY2019
Total U&O	\$181,488,555	\$176,563,295	\$178,940,001	1.3%	-1.4%
Office Building	\$72,842,401	\$69,710,128	\$71,342,066	2.3%	-2.1%
Retail	\$33,663,547	\$32,393,135	\$33,661,950	3.9%	0.0%
Other	\$24,492,705	\$24,060,492	\$23,946,013	-0.5%	-2.2%
Industrial	\$22,079,492	\$23,830,039	\$25,391,305	6.6%	15.0%
Parking Garage	\$7,188,476	\$7,063,017	\$6,348,980	-10.1%	-11.7%
Misc. Commercial	\$5,952,399	\$6,288,983	\$6,267,266	-0.3%	5.3%
Amusement	\$4,404,928	\$4,886,743	\$4,779,037	-2.2%	8.5%
Nonprofit	\$7,000,307	\$4,998,780	\$4,520,966	-9.6%	-35.4%
Restaurant/Bar	\$3,864,299	\$3,331,979	\$2,682,418	-19.5%	-30.6%

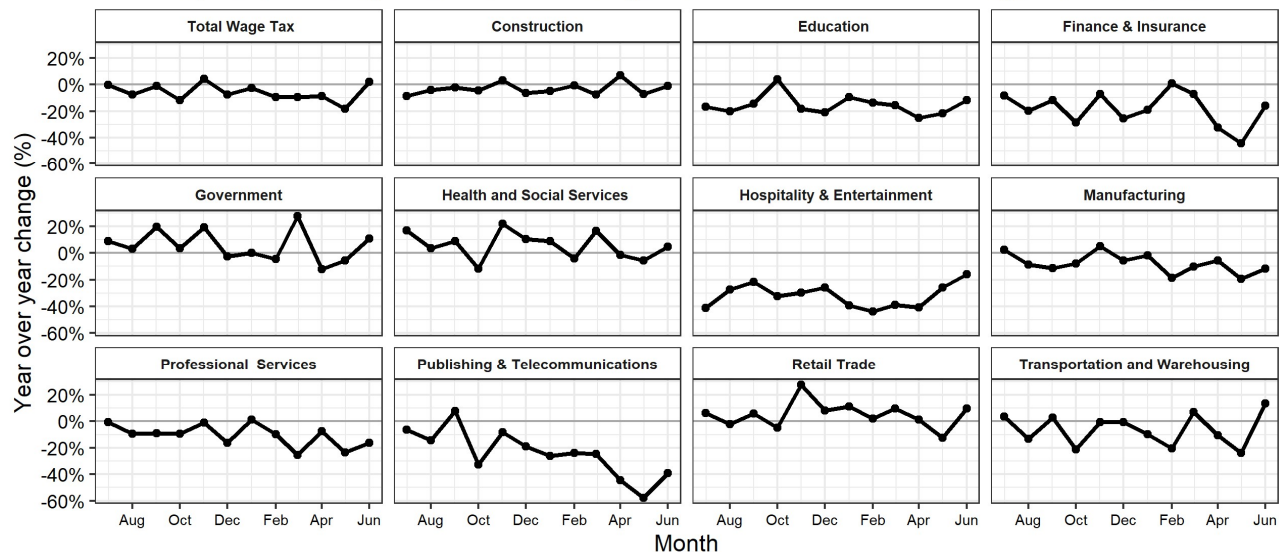
¹ July 2019 payments include annual filers who filed for the first six months of 2019 due to a change in Department of Revenue policy. There are no annual filers for July 2020. "Other" building types include large apartment, parking lot, condo, mixed usage, hotel, bank, utility, small apartment, garage,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

Analysis of Tax Data for Economic Information

Wage Tax²

- Wage Tax collections were up in June (+2.0%) from May (-18.3%), in comparison to the most recent non-pandemic fiscal year (FY2019). For FY2021, Wage Tax collections were down compared to both FY2019 (-6.0%) and FY2020 (-8.9%).
- The top four industries (Health and Social Services, Government, Professional Services, and Education) were down 0.7% for the fiscal year compared to FY2019 and 4.8% compared to FY2020. Both Government and Health and Social Services were up compared to both FY2019 and FY2020. Retail Trade was also up compared to both FY2019 and FY2020.
- Across all industries, collections were up in June from May compared to FY2019. Government (+10.8%), Health and Social Services (4.6%), Retail Trade (9.8%), and Transportation and Warehousing (13.5%) were all up in June relative to FY2019.

Top-level Industry Breakdown - Change from 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	\$431,770,466	\$452,180,259	\$454,235,219	5.2%	0.5%
Government	\$232,077,915	\$239,172,138	\$255,176,291	10.0%	6.7%
Professional Services	\$240,088,399	\$254,499,393	\$217,056,905	-9.6%	-14.7%
Education	\$190,483,762	\$196,302,117	\$160,656,746	-15.7%	-18.2%
Finance & Insurance	\$163,267,191	\$169,416,881	\$133,253,245	-18.4%	-21.3%
Manufacturing	\$118,227,010	\$127,967,329	\$108,914,714	-7.9%	-14.9%
Retail Trade	\$99,559,710	\$99,717,085	\$104,176,514	4.6%	4.5%
Hospitality & Entertainment	\$109,690,780	\$104,197,318	\$74,140,171	-32.4%	-28.8%
Construction	\$71,998,455	\$69,697,979	\$69,728,511	-3.2%	0.0%
Publishing & Telecommunications	\$69,979,766	\$70,726,854	\$65,308,214	-6.7%	-7.7%
Transportation and Warehousing	\$83,966,941	\$89,348,010	\$61,758,547	-26.4%	-30.9%
Other Sectors	\$240,902,502	\$243,498,289	\$224,733,874	-6.7%	-7.7%
Total Wage Tax	\$2,052,012,898	\$2,116,723,651	\$1,929,138,952	-6.0%	-8.9%

² July, October, and January data include quarterly payments processed late.

Analysis of Tax Data for Economic Information

Real Estate Transfer Tax³

- House and Condos showed an overall increase in collections compared to FY2019, improving 7.7% in FY2021. Quarters 1 and 2 showed an increase in collections, while the improvement declined from Quarter 2 (+35.1%) to Quarter 3 (+7.6%). In April, collections begin to recover slightly.
- For commercial buildings, collections from Office Buildings (-83.3%) and Large Apartments (-45.5%) decreased the most fiscal year to date compared to FY2019, followed by Industrial (-13.5%) then Other Commercial buildings (-13.0%). However, Retail has seen an overall increase of 19.9% fiscal year to date 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	\$16.06	20.1%	2,681	1,421	2,601	-3.0%
May	\$16.89	\$8.92	\$8.97	-46.9%	3,215	1,418	1,518	-52.8%
FYTD Total	\$147.27	\$146.29	\$158.57	7.7%	30,364	27,630	26,206	-13.7%

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	\$1.5	9.2%	\$2.5	\$0.8	\$3.2	28.8%
May	\$0.8	\$1.1	\$0.2	-77.2%	\$1.2	\$0.7	\$1.8	44.6%
FYTD Total	\$15.8	\$26.8	\$13.7	-13.5%	\$27.7	\$29.9	\$24.1	-13.0%

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	\$0.2	-92.9%	\$17.4	\$0.1	\$0.2	-98.6%	\$0.4	\$0.2	\$2.2	479.7%
May	\$4.8	\$0.7	\$0.1	-97.8%	\$0.4	\$0.6	\$0.0	-97.1%	\$0.4	\$0.4	\$0.1	-74.3%
FYTD Total	\$37.6	\$17.6	\$20.5	-45.5%	\$24.3	\$22.3	\$4.1	-83.3%	\$6.4	\$8.1	\$7.7	19.9%

³ May data is preliminary and does not include the complete month's daily transactions.