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**Proposed Changes to  
Unified Business Tax  
(As Presented in S.B. 509)**

1. *Change the definition of "total revenue" to ensure that the term does not include any revenue that is subject to the Real Estate Transfer Tax.*

Explanation: Without this change, real estate developers will be subject to double taxation because revenue received from the sale of real estate will be subject to both the Real Estate Transfer Tax and the Unified Business Tax. Making the change will not allow developers to avoid taxation on revenue from sources other than the sale of property. Developers will still pay the Unified Business Tax on broker's fees, managements, etc.

2. *Allow a deduction for the cost of developing improvements and land use entitlements for master planned communities.*

Explanation: Master developers often incur significant costs in providing infrastructure (i.e., streets, water, and sewer systems, etc.) to raw land before it can be developed for homes or other end users. The current proposal allows homebuilders to deduct their costs in constructing the home; master developers would be put at a competitive disadvantage without a similar deduction.