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(Original Signature of Member)

113TH CONGRESS  
2D SESSION

**H. R.** \_\_\_\_\_

To amend the Internal Revenue Code of 1986 to permanently extend the 15-year recovery period for qualified leasehold improvement property, qualified restaurant property, and qualified retail improvement property.

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**IN THE HOUSE OF REPRESENTATIVES**

Mr. KELLY of Pennsylvania (for himself, Mr. NEAL, and Mr. GERLACH) introduced the following bill; which was referred to the Committee on

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**A BILL**

To amend the Internal Revenue Code of 1986 to permanently extend the 15-year recovery period for qualified leasehold improvement property, qualified restaurant property, and qualified retail improvement property.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

1 **SECTION 1. PERMANENT EXTENSION OF TREATMENT OF**  
2 **QUALIFIED LEASEHOLD IMPROVEMENT**  
3 **PROPERTY AS 15-YEAR PROPERTY FOR PUR-**  
4 **POSES OF DEPRECIATION DEDUCTION.**

5 (a) IN GENERAL.—Clause (iv) of section  
6 168(e)(3)(E) of the Internal Revenue Code of 1986 is  
7 amended by striking “placed in service before January 1,  
8 2014”.

9 (b) EFFECTIVE DATE.—The amendment made by  
10 this section shall apply to property placed in service after  
11 December 31, 2013.

12 **SEC. 2. PERMANENT EXTENSION OF TREATMENT OF QUALI-**  
13 **FIED RESTAURANT PROPERTY AS 15-YEAR**  
14 **PROPERTY FOR PURPOSES OF DEPRECIA-**  
15 **TION DEDUCTION.**

16 (a) IN GENERAL.—Clause (v) of section 168(e)(3)(E)  
17 of the Internal Revenue Code of 1986 is amended by strik-  
18 ing “placed in service before January 1, 2014”.

19 (b) EFFECTIVE DATE.—The amendment made by  
20 this section shall apply to property placed in service after  
21 December 31, 2013.

1   **SEC. 3. PERMANENT EXTENSION OF TREATMENT OF QUALI-**  
2                   **FIED RETAIL IMPROVEMENT PROPERTY AS**  
3                   **15-YEAR PROPERTY FOR PURPOSES OF DE-**  
4                   **PRECIATION DEDUCTION.**

5       (a)   IN   GENERAL.—Clause   (ix)   of   section  
6   168(e)(3)(E) of the Internal Revenue Code of 1986 is  
7   amended by striking “, and before January 1, 2014”.

8       (b)   EFFECTIVE DATE.—The amendment made by  
9   this section shall apply to property placed in service after  
10   December 31, 2013.