

Nebraska Advantage Act

Summary Description

General Information

The Nebraska Advantage Act allows a taxpayer involved in a qualified business to earn and use tax benefits based on investment and employment growth. For a list of qualified business activities, [click here](#). There are six tiers that have varying requirements and benefits for investment and employment.

Application Information

An application must be filed with the Nebraska Department of Revenue (DOR) for each project. The application date for the project will establish the base year and impact the investment and required wage level for the project, as well as the applicability of certain statutory provisions. A complete application must be filed to establish an application date. For applications filed on or after October 1, 2009, taxpayers must utilize E-verify to confirm that all newly-hired employees employed in Nebraska are legally able to work in the U.S., as required by [Neb. Rev. Stat. § 77-5722.01](#). Each application is reviewed to ensure that the applicant is an eligible taxpayer, and that the plan relates to a qualifying business activity at interdependent locations.

For more information on filing an application under the Nebraska Advantage Act, see the [Application Guide](#) and the [Nebraska Advantage Application](#).

Requirements by Application Level

Each of the tiers requires different investment and employment levels to be reached by the end of the attainment period. Refer to the table below for the minimum required levels for each tier. Within Tier 2, there are different combinations of requirements and benefits for data center or web portal projects. Within Tier 5, there are different combinations of requirements and benefits for data center, web portal, or renewable energy projects. Except where specifically stated, references to Tier 2 include Tier 2, Tier 2 Web Portal or Data Center (Tier 2WP/DC), and Tier 2 Large Data Center (Tier 2LDC); and references to Tier 5 include Tier 5, Tier 5 Renewable Energy (Tier 5RE), Tier 5 Web Portal or Data Center (Tier 5WP/DC), and Tier 5 Large Data Center (Tier 5LDC).

The increase in investment is the value of qualified property placed in service at the project after the date of application which is still in service at the end of the reporting year. Qualified property means any tangible property of a type subject to depreciation, amortization, or other recovery under the Internal Revenue Code of 1986, or the components of such property, that will be located and used at the project or at the residence of a teleworker working in Nebraska. Qualified property does not include aircraft, barges, motor vehicles, railroad rolling stock, watercraft, or property rented to another person.

The increase in employment is the number of new full-time equivalent (FTE) employees who meet the required wage level and work at the project, or on tasks interdependent with the project from the residence of the teleworker in Nebraska or a military installation in Nebraska. The number of new employees is calculated using the number of hours for which the employee was paid in the year. One FTE employee is equal to 40 hours per week for the entire year.

Year	Required Annual Wage Level		Required Investment and Employment Threshold											
	Tiers 1-4	Tier 6 ¹	Tier 1 10 FTE	Tier 2 30 FTE	Tier 2WP/DC 30 FTE	Tier 2LDC 30 FTE	Tier 3 30 FTE	Tier 4 100 FTE	Tier 5 N/A ²	Tier 5WP/DC N/A ²	Tier 5LDC N/A ²	Tier 5RE N/A ²	Tier 6	
													75 FTE	50 FTE
2018	\$26,146	\$65,364	\$1M	\$3M	\$3M	\$200M	N/A	\$11M	\$35M	\$35M	\$35M	\$20M	\$10M	\$103M
2017	\$25,709	\$64,272	\$1M	\$3M	\$3M	\$200M	N/A	\$11M	\$34M	\$34M	\$34M	\$20M	\$10M	\$100M
2016	\$24,711	\$61,776	\$1M	\$3M	\$3M	\$200M	N/A	\$12M	\$36M	\$36M	\$36M	\$20M	\$10M	\$106M
2015	\$23,979	\$59,948	\$1M	\$3M	\$3M	\$203M	N/A	\$12M	\$37M	\$37M	\$37M	\$20M	\$11M	\$111M
2014	\$23,561	\$58,902	\$1M	\$3M	\$3M	\$201M	N/A	\$12M	\$37M	\$37M	\$37M	\$20M	\$11M	\$110M
2013	\$22,961	\$57,404	\$1M	\$3M	\$3M	\$200M	N/A	\$12M	\$37M	\$37M	\$37M	\$20M	\$10M	\$109M
2012	\$22,394	\$55,986	\$1M	\$3M	\$3M	\$200M	N/A	\$12M	\$36M	\$36M	\$36M	N/A	\$10M	\$106M

2011	\$21,986	\$54,966	\$1M	\$3M	\$3M	N/A	N/A	\$11M	\$33M	\$33M	N/A	N/A	\$10M	\$100M
2010	\$21,742	\$54,354	\$1M	\$3M	\$3M	N/A	N/A	\$10M	\$32M	\$32M	N/A	N/A	\$10M	\$100M
2009	\$21,136	\$52,841	\$1M	\$3M	N/A	N/A	N/A	\$11M	\$34M	N/A	N/A	N/A	\$10M	\$102M
2008	\$20,281	\$50,702	\$1M	\$3M	N/A	N/A	N/A	\$10M	\$31M	N/A	N/A	N/A	\$10M	\$100M
2007	\$19,452	N/A	\$1M	\$3M	N/A	N/A	N/A	\$10M	\$30M	N/A	N/A	N/A	N/A	N/A
2006	\$18,905	N/A	\$1M	\$3M	N/A	N/A	N/A	\$10M	\$30M	N/A	N/A	N/A	N/A	N/A

¹The wage level varies by county. It is equal to the greater of 200% of the county average or 150% of the state average. The wage level listed in the table is 150% of the state average. Click here for [Required Annual Wages by County](#) for Tier 6.

²Tier 5 projects do not require new employment growth, but a reduction in FTEs will result in recapture of benefits.

Description of Time Periods

Year ([Neb. Rev. Stat. § 77-5720](#))

For projects with an application date prior to September 6, 2013, year means the federal taxable year of the taxpayer.

For projects with an application date on or after September 6, 2013, year means calendar year.

Base Year ([Neb. Rev. Stat. § 77-5705](#))

Except for a Tier 5LDC, the base year is the year immediately preceding the year during which the application was filed. For a Tier 5LDC project, the base year is the last year of the entitlement period for direct refunds for the Tier 2LDC project.

Attainment Period ([Neb. Rev. Stat. § 77-5727\(l\)\(a\)](#))

The attainment period is the number of years, including the year of application, within which the taxpayer must meet the minimum required levels of investment and employment.

- **Tiers 1, 3, and 6.** The taxpayer must attain the minimum required levels within five years.
- **Tiers 2, 4, and 5 (other than Tier 5LDC).** The taxpayer must attain the minimum required levels within seven years.
- **Tier 5LDC.** The taxpayer must attain the minimum required levels within four years after the end of the entitlement period for direct refunds for the Tier 2LDC project.

Entitlement Period ([Neb. Rev. Stat. § 77-5708](#))

The entitlement period is the number of years during which the project may both earn and use credits. No credits are earned in a year when the project does not maintain the minimum required levels of investment or employment. The entitlement period begins the year the required investment and employment increases are met.

- **Tiers 1 and 3.** The entitlement period continues until the end of the sixth year after the year the required increases of investment and employment were met, or the ninth year following the year of application, whichever is earlier.
- **Tiers 2, 4, and 5.** The entitlement period continues until the end of the sixth year after the year the required increases of investment and employment were met.
- **Tier 6.** The entitlement period continues until the end of the ninth year after the year the required increases of investment and employment were met.

The entitlement period for property tax benefits may be different from the entitlement period for other benefits. A taxpayer applying under a tier with property tax benefits has a two-part agreement, [one for a tier of lesser benefits, or subtier](#), and one for the selected tier. When the project attains the minimum required levels for the subtier, the project is eligible for all benefits of the subtier. When the project attains the minimum levels for the tier, the project is eligible for certain property tax benefits. For example, a taxpayer with a Tier 4 agreement may begin receiving benefits, other than a personal property tax exemption, once it has been verified the minimum levels of investment and employment for a Tier 2 (subtier) project have been met.

Carryover Period ([Neb. Rev. Stat. § 77-5726\(l\)\(e\)](#))

The carryover period starts after the end of the entitlement period. No additional credits are earned during the carryover period.

- **Tiers 1 and 3.** Credits may not be carried over more than nine years after the year of application.
- **Tiers 2 and 4.** Credits may not be carried over more than 14 years after the year of application.
- **Tier 6.** Credits may not be carried over more than 16 years past the end of the entitlement period.³

Time Periods Per Tier

Time Period	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5 (other than Tier 5LDC)	Tier 5LDC	Tier 6
Attainment	5 years	7 years	5 years	7 years	7 years	4 years	5 years
Entitlement	6 or 7 years ⁴	7 years	6 or 7 years ⁴	7 years	7 years	7 years	10 years
Carryover	0 to 3 years ⁴	2 to 8 years ⁴	0 to 3 years ⁴	2 to 8 years ⁴	N/A	N/A	16 years ³
Maximum Life	10 years	15 years	10 years	15 years	13 years	10 years	30 years ³

³As amended by LB 161, effective August 24, 2017.

⁴Time periods are limited by the maximum life of the project.

Description of Available Tax Benefits

Direct Refund of Sales and Use Taxes ([Neb. Rev. Stat. § 77-5725\(2\)](#))

A direct refund is a refund of Nebraska and local sales and use taxes paid on the purchase or lease of qualified property for use at the project, or on the purchase or lease of an aircraft for use in connection with the project, which is placed in service during the attainment or entitlement period (the aircraft may not be used to transport an elected official, or for fundraising for an elected official). For Tier 1 projects, only 50% of the sales and use taxes paid are eligible for refund.

Qualified property is any tangible property of a type subject to depreciation, amortization, or other recovery under the Internal Revenue Code of 1986, or the components of this property, that will be located and used at the project or at the residence of a teleworker working in Nebraska. Qualified property does not include aircraft, barges, motor vehicles, railroad rolling stock, watercraft, or property that is rented to another person.

Investment Credit ([Neb. Rev. Stat. § 77-5725\(5\)-\(7\)](#))

The investment credit is a credit equal to 3% (Tier 1), 10% (Tiers 2 and 4), or 15% (Tier 6) of the investment made in qualified property at the project during the attainment and entitlement periods. The credit on qualified property placed in service, from date of application through the end of the year in which the minimum required levels are met, is earned in the qualification year. Credits are also earned on qualified property placed in service in other years during the entitlement period.

Compensation Credit ([Neb. Rev. Stat. § 77-5725\(3\)-\(4\)](#))

Tiers 1, 2, 3, and 4. In each year of the entitlement period, the compensation credit is computed as follows:

$(\text{number of new employees}) \times (\text{average annual wage of new employees}) \times (\text{credit percentage}) = \text{compensation credit}$

The number of new employees at the project is calculated using two different methods and is the lesser of: (1) the FTEs at the project during a year in excess of the number of base-year FTEs; or (2) the number of new FTEs.

A new employee is an employee hired after the base year or transferred into Nebraska after the base year who earns the required wage. The number of new FTEs is calculated using the number of hours paid in the year. One FTE employee is equal to 40 hours per week for the entire year.

For projects with an application dated prior to July 15, 2010, average annual wage of new employees means the compensation subject to income tax withholding paid to new employees at the project divided by the number of FTEs that earned the compensation. For projects with an application date on or after July 15, 2010, the average annual wage of new employees means the compensation subject to Medicare tax paid to new employees at the project divided by the number of FTEs that earned the compensation.

The credit percentage varies by tier and the average annual wage of new employees.

- **Tiers 1, 2, 3, and 4.** In each year of the entitlement period, the compensation credit ranges from three percent to six percent of the compensation attributable to new FTEs, excluding any compensation in excess of \$1 million paid to any one employee during the year, depending on the average annual wage of the new FTEs.
- **Tier 6.** In each year of the entitlement period, the compensation credit is equal to ten percent times the compensation of all non-base year employees, excluding any compensation in excess of \$1 million paid to any one employee during the year.

Personal Property Tax Exemption ([Neb. Rev. Stat. § 77-5725\(8\)](#))

Tiers 4 and 6. A taxpayer may claim a personal property tax exemption on the following types of property acquired after the date of application:

- Turbine powered aircraft (the aircraft may not be used to transport an elected official, or for fundraising for an elected official);
- Computer systems and specific peripherals that require environmental controls of temperature and power;
- Business equipment involved directly in the manufacturing or processing of agricultural products; and
- Distribution facility equipment used to store and move product.

A Tier 6 taxpayer may also claim a personal property tax exemption on any other personal property at the project.

Turbine powered aircraft may be exempted from the first January 1 following the date of acquisition through the ninth December 31 after the first year the other types of property qualify for the exemption.

The other types of personal property may be exempted from the first January 1 following the end of the year during which the required levels were exceeded through the ninth December 31 after the first year any property, other than the aircraft, qualifies for the exemption.

Tiers 2LDC and 5LDC. A taxpayer may claim a personal property tax exemption on the following types of property acquired after the date of application:

- Turbine powered aircraft (the aircraft may not be used to transport an elected official, or for fundraising for an elected official);
- Computer systems and specific peripherals that require environmental controls of temperature and power;
- Business equipment involved directly in the manufacturing or processing of agricultural products; and
- Distribution facility equipment used to store and move product.

A Tier 2LDC taxpayer may also claim a personal property tax exemption on any other personal property at the project.

Turbine powered aircraft may be exempted from the first January 1 following the date of acquisition through the end of the exemption period for the other types of property which qualify for the exemption.

The other types of personal property at the project may be exempted for the earlier of:

- The January 1 preceding the first claim for exemption through the ninth December 31 after the first claim for exemption is approved; or
- The first January 1 following the end of the year the required levels were exceeded through the ninth December 31 after the first year any property, other than the aircraft, qualifies for the exemption.

Tiers 2WP/DC and 5WP/DC. A taxpayer may claim a personal property tax exemption on the following types of property acquired after the date of application:

- Computer systems and specific peripherals that require environmental controls of temperature and power.

The property may be exempted from the first January 1 following the end of the year during which the required levels were exceeded through the ninth December 31st after the first year the property qualifies for the exemption.

Sales and Use Tax Refund Using Investment and Compensation Credits ([Neb. Rev. Stat. § 77-5726\(1\)\(c\)](#))

This is a refund of Nebraska and local sales and use taxes paid by the applicant on otherwise non-refundable purchases. For Tiers 1, 2, 3, and 4, the purchases must be used at the project. For Tiers 2LDC and 6, the purchases may be used anywhere in Nebraska. The tax credits used for a sales and use tax refund must be earned in a prior year.

Income Tax Offset or Refund Using Investment and Compensation Credits ([Neb. Rev. Stat. §§ 77-5726\(1\)\(a\) and 77-5728\(1\)\(a\)](#))

Tax credits may be used to reduce the income tax liability of the taxpayer's entire unitary group. The tax credits used for an income tax offset or refund may be earned in a prior year or the current year. For projects with an application date on or after September 6, 2013, tax credits may be used beginning with the taxable year which includes December 31 of the year the required minimum levels were reached.

Tax credits earned by a partnership, S corporation, limited liability company, cooperative, limited cooperative association, or an estate or trust may be distributed in the same ratio as ordinary income. The recipient of the distributed credit may use the tax credit to reduce their income tax liability from the year of distribution through the end of the carryover period. For projects with an application date on or after September 6, 2013, the last year for which tax credits may be used is the taxable year which includes December 31 of the last year of the carryover period. Any decision on how part of the tax credit is applied will not limit how the remaining tax credit could be applied.

Income Tax Withholding Offset or Refund Using Compensation Credits ([Neb. Rev. Stat. § 77-5726\(1\)\(b\)](#))

- **Tiers 1, 2, 3, and 4.** Compensation credits may be used to receive a refund of, or to reduce, the taxpayer's income tax withholding liability attributable to the number of new FTEs at the project, excluding compensation in excess of \$1 million paid to any one employee.
- **Tier 6.** Compensation credits may be used to receive a refund of, or to reduce, the taxpayer's income tax withholding liability attributable to all employees at the project other than base-year employees, excluding compensation in excess of \$1 million paid to any one employee.

The compensation credits used to offset or refund an income tax withholding liability must be earned in a prior year.

Real Property Tax Reimbursement Using Investment and Compensation Credits ([Neb. Rev. Stat. § 77-5726\(1\)\(d\)](#))

Tier 2LDC. Tax credits may be used for a reimbursement from the state equal to real property taxes paid, after the year the application was filed through the end of the carryover period, on investment made after the date of application.

Tier 6. Tax credits may be used for a reimbursement from the state, per Neb. Rev. Stat. § 77-5725(1)(d), equal to real property taxes paid, after the year the project met the minimum required levels of investment and employment through the end of the carryover period, on investment made after the date of application.

Tax Benefits and Use of Credits by Application Level

	Tier 1	Tier 2	Tier 2WP/LDC	Tier 2LDC	Tier 3	Tier 4	Tier 5 & Tier 5RE	Tier 5WP/DC	Tier 5LDC	Tier 6
Tax Benefit										
Direct Refund of Sales and Use Taxes	50%	100%	100%	100%		100%	100%	100%	100%	100%
Investment Credit	3%	10%	10%	10%		10%				15%
Compensation Credit	3%-6%	3%-6%	3%-6%	3%-6%	3%-6%	3%-6%				10%
Personal Property Tax Exemption			Computer Systems	Aircraft, & All Tangible Personal Property at the Project		Aircraft, Computer Systems, Agricultural Processing Equipment, & Distribution Facility Equipment		Computer Systems	Aircraft, Computer Systems, Agricultural Processing Equipment, & Distribution Facility Equipment	Aircraft, & All Tangible Personal Property at the Project
Use of Credits										
Sales and Use Tax Refund	✓	✓	✓	✓	✓	✓				✓
Income Tax Offset or Refund	✓	✓	✓	✓	✓	✓				✓
Distribution of Credit	✓	✓	✓	✓	✓	✓				✓
Income Tax Withholding Offset or Refund	✓	✓	✓	✓	✓	✓				✓
Real Property Tax Reimbursement				✓						✓

Audit and Review Procedures

Audit ([Neb. Rev. Stat. § 5725\(2\)](#))

When the taxpayer notifies DOR that it has reached the qualification levels, an audit is conducted to confirm the attainment of the minimum levels of investment and employment, verification of the credits earned in the attainment period, and the accuracy of the initial direct sales and use tax refund. After the audit is completed, DOR issues a letter informing the taxpayer of the outcome of the audit. DOR reviews annual filings for claimed tax benefits for reasonableness. DOR conducts periodic maintenance audits to ensure that projects have continued to maintain at least the minimum levels of investment and employment necessary for the selected tier, and to verify the propriety of the credits reported and benefits received. The confirmation of attainment of the minimum required levels of new investment and employment required for the property tax exemption may be done as part of the original qualification audit for the subtier, or as part of a maintenance audit of a subsequent year.

Review of Claims for Benefits ([Neb. Rev. Stat. § 77-5726](#))

During the entitlement and carryover periods, the taxpayer may file claims with DOR for refunds of sales and use taxes paid during the attainment, entitlement, and carryover periods. The sales and use taxes paid during the attainment period may only be requested after DOR has confirmed that the project has attained the minimum required levels, and the refund is limited to sales and use taxes paid on qualified property used at the project and aircraft used in connection with the project. The review of the claims may involve testing certain transactions based on dollar scopes or issues.

The taxpayer must file a claim for the personal property tax exemption on or before May 1 with the Tax Commissioner, on [Nebraska Advantage Act Claim for Nebraska Personal Property Exemption, Form 312P](#), with a copy of the form filed with the county assessor in which the property is located. DOR determines whether the taxpayer is eligible for the exemption based on whether or not the required levels of investment and employment have been met, and whether or not the property falls within the classes of personal property eligible for exemption.

A Tier 2LDC or Tier 6 taxpayer may elect to use tax credits for a reimbursement of property taxes paid on real property purchased or leased at the project. Prior to approving the reimbursement, the Department will confirm the required payment was made to the county.

The taxpayer or the recipient of a distributed credit may file Nebraska income tax returns claiming the use of tax credits as an offset of all, or a portion, of the taxes due. The taxpayer or the recipient of a distributed credit may also file amended returns to receive a refund of income taxes previously paid. DOR will review and approve the tax credit usage.

The taxpayer files Nebraska income tax withholding returns claiming the use of compensation credits as an offset of all, or a portion, of the taxes due. The taxpayer may also file amended returns to receive a refund of income tax withholding previously paid. DOR will review and approve the compensation credit usage. DOR also reviews or audits the information to ensure that compensation credits were only used as an offset against the income tax withholding attributable to the appropriate employees.

Recapture of Benefits ([Neb. Rev. Stat. § 77-5727](#))

Recapture is a reduction in benefits when the minimum levels of investment or employment are not maintained for all years during the entitlement period. For each year the levels are not maintained, the taxpayer cannot earn new tax credits or claim direct refunds of sales and use tax for investment made during the year. The Department also assesses a portion of benefits already received and retains a portion of subsequent tax offsets or refunds to recapture the unearned benefits.

If a project in a tier eligible for property tax exemptions does not maintain the minimum investment and employment levels, the taxpayer owes a portion of property tax exemptions already received (referred to as "recapture"), and loses one year at the end of the exemption period for each year the project did not maintain the required levels. If the project does not meet the minimum investment and employment levels, the taxpayer owes recapture of any property tax exemptions received in the attainment period.

DOR may also recapture any refunds or reductions in tax to which the taxpayer was not entitled.