

Form 49ER
Recapture of Qualified Investment Exemption
from Property Tax

Use this form to report recapture on assets that you claimed a property tax exemption on.

Names as shown on return

Social Security number or EIN

Part I — List Property That No Longer Qualifies as Idaho Investment Tax Credit Property

Asset Number	Asset Description
A	
B	
C	
D	
E	

Part II — Property Tax Benefit to be Recaptured

	Assets				
	A	B	C	D	E
1. Date asset placed in service	1				
2. First year exemption claimed	2				
			Year 1		
3. County where placed in service	3				
4. Exempted value in year 1	4				
5. If locally assessed property, enter the average property tax levy for the county in year 1	5				
6. If centrally assessed property or property in more than one county, enter the average urban property tax levy of the state in year 1	6				
7. Multiply line 4 by line 5 or 6	7				
			Year 2		
8. County where placed in service	8				
9. Exempted value in year 2	9				
10. If locally assessed property, enter the average property tax levy for the county in year 2	10				
11. If centrally assessed property or property in more than one county, enter the average urban property tax levy for the state in year 2	11				
12. Multiply line 9 by line 10 or 11	12				
13. Property tax benefit. Add lines 7 and 12	13				

Part III — Computation of Property Tax Recapture

14. Date asset ceased to qualify	14				
15. Number of full years between dates on line 1 and line 14	15				
16. Recapture percentage from table on page 1 of instructions	16				
17. Property Tax Recapture. Multiply line 13 by line 16	17				
18. Add line 17, columns A through E. This is the total amount due					18

Include this form with your Idaho income tax return.

General Instructions

Use Form 49ER to compute the recapture of the property tax benefit you received from the property tax exemption elected in place of earning the Idaho investment tax credit (ITC).

Compute the recapture if you claimed the qualified investment exemption (QIE) for property tax on property you disposed of before the end of the five-year recapture period. Recapture the property tax benefit on any property that no longer qualifies as ITC property. Property moved from Idaho within the first five years doesn't qualify as ITC property and is subject to recapture.

Specific Instructions

Instructions are for lines not fully explained on the form.

Fill in lines 1 through 17 in Parts II and III for each property listed in Part I that you're recapturing property tax benefit on. Use a separate column for each item. If you have recapture on more than five items, use additional Forms 49ER or other schedules with the same information required to be included on Form 49ER.

Part I — List Property That No Longer Qualifies as Idaho Investment Tax Credit Property

Lines A through E. Describe each asset that you must recapture the property tax benefit on. Provide the asset number and the description of the asset in Part I.

Part II — Property Tax Benefit to be Recaptured

Line 1. Enter the month, day, and year that the asset was placed in service.

Line 2. Enter the year you first claimed the exemption.

Line 3. Enter the Idaho county where the asset was placed in service. This should match your Form 49E for the first year the exemption was claimed for this asset.

Line 4. Enter the exempted value of the asset for the first year you claimed the exemption. If you don't have this information, contact the applicable county assessor.

Line 5. If the asset was locally assessed, enter the average property tax levy for the county for the first year you claimed the exemption as listed for that county on page 2. If the asset was centrally assessed, leave this line blank and go to line 6.

Line 6. If the asset was centrally assessed or used in more than one county, enter the average urban property tax levy of the state for the first year you claimed the exemption as listed on page 2.

If the property tax exemption wasn't claimed in year 2 for an asset, skip lines 8 through 12 for that column and go to line 13.

Line 8. Enter the Idaho county where either the asset remained placed in service or was relocated and placed in service by January 1 for the second calendar year exemption. If a move occurred, this should match your required notice to that relocation county.

Line 9. Enter the exempted value of the asset for the second year you claimed the exemption. If you don't have this information, contact the applicable county assessor.

Line 10. If the asset was locally assessed, enter the average property tax levy for the county for the second year you claimed the exemption as listed for that county on page 2. If the asset was centrally assessed, leave this line blank and go to line 11.

Line 11. If the asset was centrally assessed or used in more than one county, enter the average urban property tax levy of the state for the second year you claimed the exemption as listed on page 2.

Line 13. Add lines 7 and 12 to determine the amount of property tax benefit subject to recapture.

Part III — Computation of Property Tax Recapture

Line 14. Enter the month, day, and year the property ceased to qualify as ITC property.

Line 15. Enter the number of full years between the dates on line 1 and line 14. Don't enter partial years. If the property was held less than 12 months, enter zero.

Line 16. Enter the appropriate recapture percentage from the following table.

If the number of full years on Form 49ER, line 15 is ...	Then the recapture percentage is...
0	100
1	80
2	60
3	40
4	20
5 or more	0

Line 17. Multiply line 13 by line 16. This is the property tax benefit to be recaptured for each asset.

Line 18. Add all amounts on line 17. This is the total property tax benefit to be recaptured. If you've used more than one Form 49ER or separate sheets to list additional items you computed an increase in tax on, write to the left of the entry space "Tax from attached" and the total tax from the separate sheets. Include the amount in the total for line 18.

Enter the amount on the appropriate line of the income tax return, and include all Forms 49ER and any separate sheets with your return.

Average Property Tax Levies

Find the applicable rates for the first and second years you claimed the exemption. Enter the rate for the first year on line 5 and the rate for the second year, if applicable, on line 10.

If centrally assessed property or property in more than one county, enter the applicable state average urban property tax levy for the first year you claimed the exemption on line 6 and the rate for the second year, if applicable, on line 11.

County	2021	2022	2023	2024	2025
Ada	0.874%	0.671%	0.703%	0.660%	0.642%
Adams	0.483%	0.352%	0.363%	0.350%	0.353%
Bannock	1.448%	1.069%	0.979%	0.998%	0.847%
Bear Lake	0.550%	0.404%	0.351%	0.317%	0.337%
Benewah	0.988%	0.683%	0.605%	0.589%	0.601%
Bingham	1.336%	0.956%	0.801%	0.761%	0.660%
Blaine	0.473%	0.375%	0.343%	0.326%	0.299%
Boise	0.588%	0.363%	0.340%	0.346%	0.362%
Bonner	0.704%	0.478%	0.415%	0.391%	0.398%
Bonneville	1.207%	0.867%	0.687%	0.740%	0.702%
Boundary	0.806%	0.452%	0.408%	0.426%	0.405%
Butte	1.152%	1.033%	0.939%	0.886%	0.810%
Camas	0.991%	0.750%	0.540%	0.513%	0.490%
Canyon	1.051%	0.663%	0.674%	0.638%	0.612%
Caribou	1.083%	0.837%	0.656%	0.586%	0.520%
Cassia	0.925%	0.785%	0.616%	0.585%	0.501%
Clark	0.711%	0.634%	0.577%	0.576%	0.562%
Clearwater	1.266%	0.975%	0.893%	0.826%	0.810%
Custer	0.554%	0.480%	0.389%	0.388%	0.385%
Elmore	0.969%	0.764%	0.712%	0.657%	0.607%
Franklin	0.787%	0.730%	0.607%	0.586%	0.543%
Fremont	0.797%	0.603%	0.422%	0.407%	0.382%
Gem	0.523%	0.370%	0.328%	0.352%	0.356%
Gooding	0.830%	0.690%	0.633%	0.602%	0.561%
Idaho	0.441%	0.335%	0.307%	0.403%	0.374%
Jefferson	0.970%	0.739%	0.538%	0.520%	0.381%
Jerome	1.414%	1.201%	1.018%	1.038%	1.000%
Kootenai	0.754%	0.459%	0.453%	0.468%	0.452%
Latah	1.503%	1.182%	1.006%	0.991%	0.978%
Lemhi	0.621%	0.441%	0.428%	0.545%	0.491%
Lewis	1.285%	1.084%	0.986%	0.997%	1.010%
Lincoln	0.857%	0.763%	0.595%	0.589%	0.568%
Madison	1.322%	1.121%	0.932%	0.887%	0.844%
Minidoka	0.942%	0.760%	0.650%	0.620%	0.582%
Nez Perce	1.682%	1.465%	1.328%	1.292%	1.210%
Oneida	0.818%	0.733%	0.647%	0.690%	0.663%
Owyhee	0.826%	0.626%	0.621%	0.617%	0.584%
Payette	0.767%	0.585%	0.539%	0.534%	0.559%
Power	1.468%	1.342%	1.230%	1.102%	1.042%
Shoshone	1.303%	0.905%	0.753%	0.728%	0.673%
Teton	0.691%	0.426%	0.372%	0.355%	0.355%
Twin Falls	1.306%	1.000%	0.910%	0.915%	0.912%
Valley	0.522%	0.336%	0.308%	0.313%	0.320%
Washington	0.984%	0.831%	0.800%	0.784%	0.766%
State Average Urban Property Tax Levy	1.043%	.754%	0.725%	0.710%	0.680%

Contact us:

In the Boise area: (208) 334-7660 | Toll free: (800) 972-7660
 Hearing impaired (TDD) (800) 377-3529

tax.idaho.gov/contact