

Depreciation Quick Reference

Classification	Effective Dates	MACRS Life	Bonus Eligible	Related-Party Restrictions	Three-Year PIS Requirement
Qualified Improvement Property	1/1/2018 - Current	15 Year	Yes	No	No
Qualified Improvement Property	1/1/2016 - 12/31/2017	39 Year	Yes	No	No
Qualified Leasehold Improvement	10/23/2004 - 12/31/2017	15 Year	Yes	Yes	Yes
Qualified Leasehold Improvement	9/11/2001 - 10/22/2004	39 Year	Yes	Yes	Yes
Qualified Restaurant Property	1/1/2009 - 12/31/2017	15 Year	No	No	No
Qualified Restaurant Property	1/1/2008 - 12/31/2008	15 Year	Yes	No	Yes
Qualified Restaurant Property	10/23/2004 - 12/31/2007	15 Year	Yes	No	Yes
Qualified Retail Improvement	1/1/2016 - 12/31/2017	15 Year	Yes	No	Yes
Qualified Retail Improvement	1/1/2009 - 12/31/2015	15 Year	No	No	Yes

Bonus Depreciation Rates

9/11/2001 - 5/5/2003	30%	9/28/2017 - 12/31/2022 (TCJA Act)	100%
5/6/2003 - 12/31/2004	50%	1/1/2018 - 12/31/2018 (PATH Act)	40%
1/1/2008 - 9/8/2010	50%	1/1/2023 - 12/31/2023	80%
9/9/2010 - 12/31/2011	100%	1/1/2024 - 12/31/2024	60%
1/1/2012 - 12/31/2016	50%	1/1/2025 - 12/31/2025	40%
1/1/2017 - 12/31/2017 (PATH Act)	50%	1/1/2026 - 12/31/2026	20%

Section 179 Limitations

Date	Limit	Phase Out
1/1/2011 - 12/31/2017	\$500,000	\$2,000,000
1/1/2018 - current	\$1,000,000	\$2,500,000

Classification Descriptions

Pre-TCJA	Post-TCJA
<p>Qualified Improvement Property (QIP)</p> <ul style="list-style-type: none"> • Interior renovations to non-residential property • No related-party restrictions • No three-year rule • Not 179-eligible <p>Exclusions:</p> <ul style="list-style-type: none"> • Enlargements of building footprint • Elevators or escalators • Internal structural framework 	<p>Qualified Improvement Property (QIP)</p> <ul style="list-style-type: none"> • Interior renovations to non-residential property • No related-party restrictions • No three-year rule • QIP is 179-eligible <p>Exclusions:</p> <ul style="list-style-type: none"> • Enlargements of building footprint • Elevators or escalators • Internal structural framework
<p>Qualified Leasehold Improvement (QLI)</p> <ul style="list-style-type: none"> • Interior renovations to non-residential property • Related-party restrictions • Three-year rule in effect • Bonus-eligible <p>Exclusions:</p> <ul style="list-style-type: none"> • Enlargements of building footprint • Elevators or escalators • Internal structural framework • Common-area structural improvements 	<p>Qualified Leasehold Improvement (QLI)</p> <p><i>QLI is no longer a classification</i></p>
<p>Qualified Restaurant Property (QRP)</p> <ul style="list-style-type: none"> • More than 50% of building square footage must be devoted to preparation or consumption of prepared meals • From 2004-2008, three-year rule in effect • From 2009-2017, no three-year rule 	<p>Qualified Restaurant Property (QRP)</p> <p><i>QRP is no longer a classification</i></p>
<p>Qualified Retail Improvement Property (QRIP)</p> <ul style="list-style-type: none"> • Interior renovation to non-residential property • No related-party restrictions • Area of improvement must be open to general public and used in retail trade <p>Exclusions:</p> <ul style="list-style-type: none"> • Enlargements of building footprint • Elevators or escalators • Internal structural framework • Common-area structural improvements 	<p>Qualified Retail Improvement Property (QRIP)</p> <p><i>QRIP is no longer a classification</i></p>

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