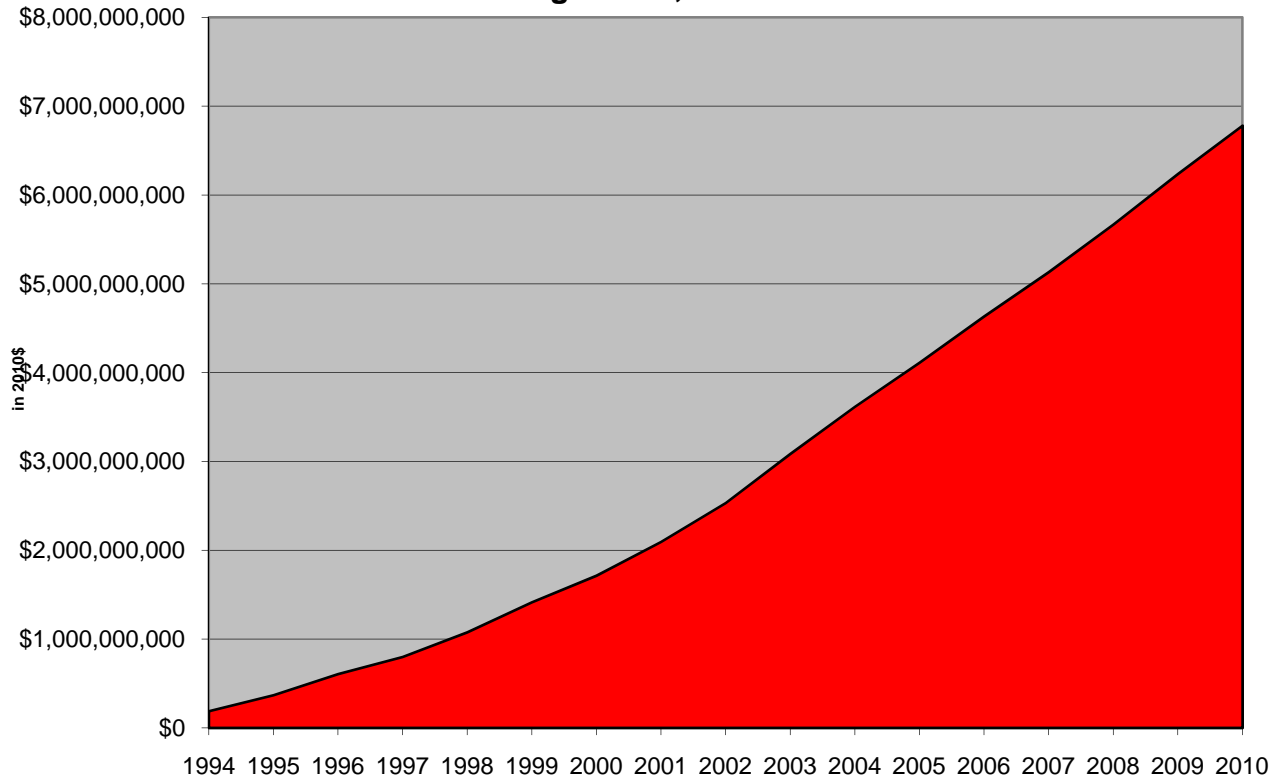


# The Impact of Deregulation of Rent Stabilized Units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol: *An Economic and Fiscal Impact Study*

**New York City's Construction Spending Linked to Rent Stabilization Deregulation, 1994-2010**



**Urbanomics**

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## Table of Contents

Executive Summary .....	1
Context of Study .....	2
Table 1: Deregulated Units by High-Rent/High-Income Decontrol or High-Rent Vacancy Decontrol by Borough, 1994-2010.....	3
The Direct Impact of Deregulation.....	4
Assumptions .....	4
Methodology .....	4
Input-Out Analysis .....	5
Part 1: Direct Investment Value.....	5
Part 2: IMPLAN Model .....	5
Tax Analysis .....	6
Part 1: 2010 Direct Property Tax Impact .....	6
Part 2: 1994-2010 Cumulative Property Tax Impact .....	6
Findings.....	7
Appendix .....	9
Appendix 1: Total Stabilized Occupied: Net Change by Borough	
Appendix 2: Monthly Contract Rent	
Appendix 3: Investment for Vacancy Decontrol	
Appendix 4: Direct Property Tax Impact in 2010	
Appendix 5: IMPLAN Outputs	

## ***Executive Summary***

The major findings on the impact of deregulation of rent stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol:

- As of 2010, some 115,589 rent regulated units in the five boroughs of New York City have been deregulated by the High-Rent/High-Income and High-Rent Vacancy deregulation provisions of State law enacted in 1993 and 1997.<sup>1</sup> The number of these deregulations was 13,247 in 2010, 5.5 percent less than in 2009.
- In 2009, the cumulative number of High-Rent/High-Income and High-Rent Vacancy deregulated units was less than half of the total unit subtractions from the stabilized housing stock of New York City in the 1994-2009 period.<sup>2</sup>
- Rent stabilized housing stock grew from 979,026 units in 1993 to 1,004,837 units in 2008, despite deregulation.
- For the 115,589 units over the 17 year period of deregulation, the cumulative value of housing improvement investments in deregulated units was \$4.2 billion. The cumulative value of MCI investment in this period was an additional \$1.6 billion.
- As of 2010, the cumulative value of the \$5.8 billion investment in the 115,589 deregulated and MCI-recipient units was worth \$6.8 billion when expressed in present value terms, by conversion of nominal dollars to constant 2010 dollars through use of the New York consumer price index.
- The annual 2010 value of investment in deregulated and MCI-recipient units created beneficial indirect and induced effects that increased overall spending by a multiple of 1.8. Assuming this held for all prior years of deregulated and MCI investment, the total economic impact of the cumulative \$6.8 billion spending in present value terms would amount to a \$12.2 billion impact on New York City's economy over the 1994-2010 period.
- In 2010, the \$544 million nominal investment created 3,670 full time equivalent jobs<sup>3</sup> in the construction industry and an additional 2,327 in other industries of the New York City economy.
- In addition to rental income, employment and multiplier benefits with respect to aggregate spending, the deregulation of stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol had a beneficial impact on Gross City Product and the annual output of selected industries. For the construction industry as a whole in 2010, the annual investment generated a 2.3% expansion of construction product<sup>4</sup>.
- Real property taxes paid by owners to New York City government increased significantly. Assuming the minimum increase in rental income was realized by real

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<sup>1</sup> FOIL request from New York State Department of Housing and Community Renewal.

<sup>2</sup> Estimated from NYC Rent Guidelines Board, *Changes to the Rent Stabilized Housing Stock in New York City in 2007*, June 3, 2008; NYC Rent Guidelines Board, *Changes to the Rent Stabilized Housing Stock in New York City in 2008*, June 4, 2009; NYC Rent Guidelines Board, *Changes to the Rent Stabilized Housing Stock in New York City in 2009*, September 2, 2010.

<sup>3</sup> IMPLAN total employment converted to FTE by industry using MIGs  
Convert\_IMPLAN440\_Employment\_to\_FTE\_and\_Income\_to\_EC.xls dated Wednesday, 02 March 2011 14:50

<sup>4</sup> New York Building Congress *New York City Construction Outlook Update* April 27, 2011.

estate owners as a consequence of decontrol and investment, the rent benefit would have been capitalized into market value and the taxable assessed value of real property. Over the entire 1994-2010 period for all residential properties with the 115,589 deregulated units, the cumulative value of their increased property tax liability is estimated at \$3.9 billion in present value terms.

- In addition to the economic and fiscal benefits above, continued deregulation will have other beneficial impacts by restoring the balance of supply and demand in the market and dampening the expensive rents of market rate housing.

The following report amplifies these findings by briefly setting the context for this study, tracing the history of deregulation legislation, identifying assumptions and methodology for estimating the direct impacts, and by describing the *Implan* model and simulation results of the total economic and fiscal impact assessment.

### **Context of Study**

The rent stabilization laws have been in place since 1969, providing rent increase limitations and eviction protections for roughly one million New York City apartments. In 1993, the New York State Legislature enacted limited de-regulation provisions which were subsequently amended in 1997. Current law permits the de-regulation of apartments under two circumstances:

High-Rent/High-Income Decontrol:

- The unit has a legal regulated rent of two thousand dollars (\$2,000) or more per month and
- The apartment is occupied by persons whose total annual household income exceeds one hundred seventy-five thousand dollars (\$175,000) in each of the two preceding calendar years.

High-Rent Vacancy Decontrol:

- A rent stabilized apartment which became vacant and could be offered at a legal regulated rent of \$2,000 or more per month.

The current rent laws will expire June 15, 2011. Legislative proposals have been launched to restrict or eliminate vacancy and luxury decontrol and to limit Major Capital Improvement (MCI) and Individual Apartment Improvement (IAI) rent increases, the major rent increase mechanisms available to stimulate housing investment.

In this context, the Rent Stabilization Association asked Urbanomics to examine the economic benefits derived from deregulation, specifically the impacts on housing investment, job creation and the City's real estate tax base.

The economic impacts of deregulation estimated in this analysis are conservative for a number of reasons. First, only some 115,000 of more than 220,000 estimated deregulated units from 1994-2010 are evaluated. Deregulation through modes other than high-rent/high-income (such as vacancies of rent-regulated units in cooperatives and condominiums) are also likely to have

economic impacts but these are not considered in this analysis. It should be noted that the rent stabilized housing stock is in a constant state of flux with units entering as well as exiting stabilization status. According to a NYC RGB analysis the loss of stabilized units over this period is offset by the addition of 119,206 units.

The Table below illustrates the number of units deregulated from 1994-2010 by borough. Manhattan saw the largest number deregulated over the period with 87,982 units, or 76.1% of the total deregulated universe, followed by Brooklyn, Queens, the Bronx, and Staten Island with 12,935, 11,448, 2,758, and 446 units decontrolled, respectively.

**Table 1: Deregulated Units by High-Rent/High-Income Decontrol or High-Rent Vacancy Decontrol by Borough, 1994-2010**

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	3	1	11	7	10	13	9	56	65	85	101	188	225	384	457	553	590
Brooklyn	9	111	106	77	116	152	280	294	392	653	771	882	1,436	1,454	1,934	2,070	2,198
Manhattan	1,448	1,273	1,383	1,278	2,613	3,865	2,813	4,699	5,689	7,225	7,444	7,523	7,431	7,355	8,798	9,082	8,063
Queens	9	8	10	2	17	38	62	147	253	422	705	915	1,127	1,394	1,807	2,215	2,317
Staten Isl.	0	0	0	0	0	0	0	0	7	17	29	29	65	64	82	94	79
Total	1,469	1,393	1,510	1,364	2,756	4,068	3,164	5,196	6,406	8,402	9,050	9,537	10,284	10,651	13,078	14,014	13,247

Source: New York State Division of Housing and Community Renewal

Second, the housing investment benefit is capped by the assumption of a \$2,000 monthly rent. However, it is quite likely that property owners may invest more than the dollar value needed to attain a \$2,000 rent in some cases depending on the condition of the housing and the rental market.

Third, with regard to the impact of housing investments under the Major Capital Improvement (MCI) program, this analysis accounts for the costs approved by the State housing agency, which are approximately 12% less than the costs claimed by owners. In addition, owners routinely undertake major construction projects (such as building façade repairs and lead paint abatements) which are ineligible for MCI rent increases as is ancillary work done in conjunction with MCI-eligible projects. .

Despite the limited scope of deregulation under review and other conservative assumptions, significant economic and fiscal benefits can be measured cumulatively over time and in the context of the City's economy, impacting property income, construction employment, gross output and property tax liability.

From a broader economic perspective, rent regulation can be seen as having a deleterious impact on the New York City economy and fiscal condition. Its imposition has created an imbalance between demand and supply in the housing market, bi-furcating the market, and ratcheting up the cost of market rate housing. Deregulation of stabilized units will dampen expensive rents of market rate housing in New York City, especially in Manhattan, and restore appropriate market values to once regulated properties and former neighborhoods of stabilized housing.

It should be noted that deregulation mechanisms within a rent regulatory regime are not uncommon either in New York or in other localities. A more broad-based system of total

vacancy decontrol existed in New York City under rent stabilization from 1971 to 1974 and, until 1974, all rent controlled apartments were deregulated upon vacancy. Rent regulatory systems in California allow stabilized rents to achieve market level upon vacancy with the new market rent falling under rent stabilization (known as “decontrol-recontrol”).

Under any of these vacancy decontrol scenarios, no existing tenants are affected. Therefore, there are no reports of negative impacts, only findings of increased housing investment. Even in Boston where rents were totally decontrolled in 1995, virtually overnight, there was evidence of significant new housing investment and increased tax revenue but no evidence of significant dislocation of tenants.

## **The Direct Impact of Deregulation**

### Assumptions

There are two methods whereby a landlord can legally increase the rent for a stabilized unit. For a vacated unit, a 20% rent increase authorized by State law will apply and landlords may further raise rents by adding 1/40th the cost of eligible unit improvements to the monthly rent, which will deregulate the unit if the resulting rent exceeds \$2,000 . The second type of improvement increase is a major capital improvement (MCI) which results in a building-wide rent increase. The rent increase as an outcome of a major capital improvement cannot, as a matter of law, be more than 6% of the rent that was being charged at the time the increase was applied.

For purposes of estimating the economic impact of deregulating 115,589 rent stabilized units in New York City over the 1994-2010 period, the following assumptions were made for the direct impact assessment:

- Median contract rent, as reported on a borough-specific basis by the Housing Vacancy Survey ( HVS for 1993, 1996, 1999, 2002, 2005, 2008) and interpolated for intervening years, will apply to initial years of deregulation
- \$2,000 monthly rent required for deregulation
- Rent benefit of deregulation represents difference between median contract rent and \$2,000 monthly rent threshold
- 20% increase in rent upon vacancy of stabilized units
- Investment value of a unit’s improvement will represent fortyfold the difference between a \$2,000 monthly rent and a median contract rent increased by 20%
- Rent benefit is capitalized into increased market value of property by a 10% cap rate

### Methodology

To determine the economic effects of deregulating rent stabilized units in New York City, two methods were applied:

1. Input-Output Analysis
2. Property Tax Analysis

## Input-Output Analysis

### Part 1: Direct Investment Value

$$2000-[A*(20\%)]=B; [(40*B)*C]+D=E$$

A= Median Contract Rent

B= 1/40 of investment

C= Number of deregulated units

D= Major Capital Investment (MCI, as reported by DHCR)

E= Investment Value

Steps:

1. Increase median contract rent by 20 percent
2. Subtract the new median contract rent from \$2,000, which will equal 1/40 of investment value
3. Multiply the 1/40<sup>th</sup> of investment value by 40, which will equal the minimum level of investment
4. Multiply level of investment by the number of deregulated units to derive the aggregated investment
5. Add the aggregated investment to the Major Capital Investment (MCI) to equal total investment value for input to the IMPLAN Model

Calculations were performed for each year in which a specified number of units were deregulated by borough. Cumulative values were derived across all years of the 1994-2010 period, expressed in nominal dollars and in present value terms by conversion of nominal to constant 2010 dollar values. Rent benefits for units deregulated by year were adjusted year-by-year based upon Rent Guidelines Board orders for one and two-year leases imposed upon the deregulated year's median contract rent, as reported by the HVS.

### Part 2: IMPLAN Model

The annual investment value for units deregulated in 2010 was entered into the IMPLAN model calibrated for the New York City economy in 2010 under the industry category: Maintenance and repair construction of residential structures. IMPLAN is a widely-accepted statistical software program of MIG, Inc. that is built upon standard input-output methodology. Input-output analysis is a method that computes how an entire economic system is affected by a direct impact on a portion of the system -- i.e., a change in investment, technology, consumption, production or a public or private policy. An input-output model replicates the inter-industry linkages in an economy, and the feedback relationships between producers, household consumers, private investors, government, and the balance of trade with the rest of world. In doing so, it predicts the ripple or multiplier effects that emanate between sectors, resulting in indirect and induced effects. Indirect effects largely result from second-round impacts on producers of goods and services that supply the direct sector, while induced effects can occur from changes in household spending. IMPLAN measures each of these effects on output, employment, and value added by detailed industry.

Unlike other economic analysis models, IMPLAN constructs a complete set of regional social accounts and calibrates a regional economy based upon regional purchase coefficients,

commutation patterns, and local tax rates. IMPLAN was developed as a cost-effective way to building regional input-output models. Generating regional input-output models ordinarily entails a vast amount of data and the expense of surveying industries within a region to develop a list of commodity purchases or production functions. The IMPLAN accounts meticulously comply with the accounting standards used in the "Input-Output Study of the U.S. Economy" by the U.S. Bureau of Economic Analysis (1980) and the rectangular formatting recommended by the United Nations.<sup>5</sup>

The value of investment for deregulation was entered into the IMPLAN model sector pertaining to maintenance and repair construction of residential structures. A commodities impact analysis was performed using a Type 2 multiplier model. The commodities impact divides the event value to all industries producing that commodity.<sup>6</sup> Type 2 multipliers give the direct, indirect, and induced effects where the induced effect is based on income changes as reported for residents-only income from the Social Accounting Matrices (SAM) accounts

## Tax Analysis

### Part 1: 2007 Direct Property Tax Impact

$$[((2000-A)*12)*B]/10\%=C; [((C*D)*E)/100]*12.737=F$$

A= Median Contract Rent

B= Number of deregulated units

C= Market Value of increased rent benefit, based on Cap rate

D= Percent Taxable Assessed Value of Property Market Value

E= Percent Billable Assessed Value of Taxable (Class II average)

F= 2007 Property Tax Liability

Steps:

1. Subtract monthly contract rent from \$2000
2. Annualize the monthly rent benefit
3. Multiply by the number of deregulated units
4. Divide aggregate rent benefit by 10% cap rate
5. Multiply market value increase based on cap rate by the property's percent of taxable assessed value to market value (equalization rate) (RPAD file used to determine property market and assessed value)
6. Determine portion of taxable assessed value billable, based upon borough specific relationship for all Class II properties
7. Convert billable assessed value to property tax rate basis (i.e., per \$100 AV)
8. Multiply by Class II property tax rate of 2010 (\$13.241 per \$100 AV)

### Part 2: 1994-2007 Cumulative Property Tax Impact (in Nominal \$)

$$\sum [((2000-(A*B))*12)*C]/10\%=D; [((D*E)*F)/100]*12.737=G$$

<sup>5</sup> IMPLAN: Input-output System. Scott A. Lindall & Douglas C. Olson, MIG, Inc., Stillwater, MN

<sup>6</sup> IMPLAN Professional, Version 2.0, Social Accounting & Impacts Analysis Software. 3<sup>rd</sup> edition-February 2004. MIG, inc. Stillwater, MN



- A= Median Contract Rent
- B = Rent Guidelines Board order on annual rent increases, 1994-2010
- C= number of deregulated units per year, 1994-2010
- D= Market Value of increased rent benefit over 1994-2010 period, based on Cap rate
- E= Percent Taxable Assessed Value of Property Market Value
- F= Percent Billable Assessed Value of Taxable (Class II average)
- G= Cumulative Property Tax Liability, 1994-2010

Steps:

1. Determine aggregate rent benefit over 1994-2010 period by units deregulated each year from RGB annual increases in rent order applied to base year median contract rent
2. Divide aggregated rent benefit over 1994-2010 period by 10% cap rate to determine period increase in property market value
3. Multiply market value increase by percent taxable assessed value of property market value
4. Determine portion of taxable assessed value billable, based upon borough specific relationship for all Class II properties
5. Convert billable assessed value to property tax rate basis (i.e., per \$100 AV)
6. Multiply by appropriate Class II property tax rates

## Findings

As of 2010, some 115,589 rent regulated units have been decontrolled since 1993 by the provisions of High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol. In 2010, fully 13,247 units were decontrolled. In 2010, the value of investment from vacancy decontrol by these provisions amounted to \$404.6 million, while the approved value of MCI investment was \$139.1 million. Thus, the total value of all investment in the selected rent regulated units was \$543.7 million in 2009.

Over the 17 year period of deregulation, from 1994 through 2010, the cumulative value of deregulated unit investment was \$4.2 billion in nominal dollar terms and \$4.9 billion in present (2010) value terms. The comparable cumulative value of MCI investment was \$1.6 billion in nominal dollars and \$1.9 billion in present value terms. Thus, as of 2010, the aggregate cumulative value of all investment in 115,589 deregulated and MCI-recipient units was \$6.8 billion in present value terms, when prior year nominal investment values are expressed in 2010 dollar terms by the New York consumer price index.

In 2010, the \$543.7 million investment created 3,670 full time equivalent jobs in the construction industry and an additional 2,327 full time equivalent jobs throughout the New York City economy. Although construction is the most affected industry, there are indirect and induced impacts on other industries. In effect, over 100 of New York's industries have been indirectly affected by the deregulation of rent stabilization. They include: food production, manufacturing, retail and professional services. The investment which the construction industry initially receives passes through to their suppliers and employees. It stimulates further rounds of production and consumption. From an employment perspective, the largest indirect and induced job gains occur in retail trade, transport, and professional services including legal, accounting and architectural firms.

When the direct value of investment in deregulated and MCI-recipient units was expended in the New York City economy in 2010, it created beneficial indirect and induced effects that increased

overall spending and Gross City Product (GCP). The total economic impact amounted to \$1.0 billion, or represented a 1.8 multiplier on direct investment spending by stimulating production in supplier industries and household consumption. This compares to New York's nominal GCP of \$636.7 billion in 2010. For the construction industry as a whole, it represented a 2.3% impact or expansion of construction product. Assuming the 1.8 multiplier measured by the impact of 2010 investment on the City's economy held for all prior years of deregulated and MCI investment, the total economic impact of the cumulative \$6.78 billion spending in present value terms would amount to a \$12.2 billion impact on New York City's economy over the 1994-2010 period.

For individual property owners, deregulation increased rent rolls, market values of property, and property tax liability. In 2009, deregulation of 14,014 units raised annual rent rolls at minimum by \$167 million. Should the value of improvements have been greater than fortyfold the difference between contract rents and the \$2,000 threshold, then rent roll increases would have been even larger. For all 102,342 decontrolled units since 1993, their corresponding 2009 value of rent roll increases is estimated to be \$1.1 billion, at minimum. The increase in rental income as a consequence of decontrol will eventually be capitalized into the market value and taxable assessed value of real property. Assuming a 10% capitalization ratio, 2009 equalization rates and tax rates for Class II, the enhanced property value would generate a \$477 million annual increase in property tax liability of buildings with 102,342 deregulated units. Over the entire 1994-2009 period, the cumulative value of increased property tax liability would be \$3.2 billion in present value terms.

In addition to rental income, property value enhancements, and property tax liability increases, the deregulation of stabilized units by High-Rent/High-Income Decontrol and High-Rent Vacancy Decontrol will generate other tax revenues for New York City, New York State and the Federal government. Measured only for 2009, by all levels of government, the business and personal tax impact of increased output is estimated at \$134.3 million.

In conclusion, the impacts of deregulation of stabilized units are substantial for New York City's economy. This analysis has focused solely on employment, output, and property tax liability benefits generated by release of some 102,000 previously regulated units into the market rate rental housing stock over the past 16 years. Roughly another one million stabilized units still operate under rent regulation in New York City. Many of these in outer borough locations are approaching market rate rental levels, but for those where significant rent differentials exist with respect to prevailing neighborhood free market rents, primarily in core Manhattan, further economic and fiscal benefits would accrue to New York from their deregulation.

## **APPENDIX**

**Appendix 1: Total Stabilized Occupied: Net Change by Borough**

	1993	1996	Net Chge '93-'96	1996	1999	Net Chge '96-'99	1999	2002	Net Chge "99-'02	2002	2005	Net Chge "02-'05	2005	2008	Net Chge "05-'08
<i>Borough</i>	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Bronx	177,338	184,152	6,814	184,152	186,928	2,776	186,928	204,839	17,911	204,839	217,048	12,209	217,048	218,799	1,751
Brooklyn	254,743	267,466	12,723	267,466	270,294	2,828	270,294	265,208	-5,086	265,208	270,110	4,902	270,110	273,844	3,734
Manhattan	355,310	368,356	13,046	368,356	354,595	-13,761	354,595	328,574	-26,021	328,574	324,749	-3,825	324,749	296,829	-27,920
Queens	182,180	185,240	3,060	185,240	198,244	13,004	198,244	181,068	-17,176	181,068	195,351	14,283	195,351	203,372	8,021
Staten Island	9,455	9,538	83	9,538	10,526	988	10,526	8,705	-1,821	8,705	8,397	-308	8,397	8,372	-25
Total	979,026	1,014,752	35,726	1,014,752	1,020,587	5,835	1,020,587	988,394	-32,193	988,394	1,015,655	27,261	1,015,655	1,001,216	-14,439

**Subtractions (r):**

Tot all Programs	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
HR/Vac Decontr'l	565	1,047	1,325	1,204	2,384	3,785	2,934	4,982	6,144	8,204	8,856	9,272	9,983	10,342	12,800	13,557	12,911
High Income Decontr'l	904	346	185	160	372	283	230	214	262	198	194	265	301	309	278	457	336
Total	1,469	1,393	1,510	1,364	2,756	4,068	3,164	5,196	6,406	8,402	9,050	9,537	10,284	10,651	13,078	14,014	13,247

**Subtractions (r):**

HR/Vac Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	3	1	10	6	7	11	7	53	64	83	101	184	217	375	447	537	581
Brooklyn	9	111	106	77	116	151	279	294	391	640	758	852	1,408	1,409	1,884	2,013	2,154
Manhattan	544	927	1,203	1,121	2,247	3,586	2,586	4,490	5,431	7,048	7,271	7,303	7,187	7,114	8,600	8,718	7,807
Queens	9	8	6	0	14	37	62	145	251	416	697	904	1,106	1,380	1,787	2,195	2,290
Staten Island	0	0	0	0	0	0	0	0	7	17	29	29	65	64	82	94	79
Total	565	1,047	1,325	1,204	2,384	3,785	2,934	4,982	6,144	8,204	8,856	9,272	9,983	10,342	12,800	13,557	12,911

**Subtractions (e):**

High Income Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	0	0	1	1	3	2	2	3	1	2	0	4	8	9	10	16	9
Brooklyn	0	0	0	0	0	1	1	0	1	13	13	30	28	45	50	57	44
Manhattan	904	346	180	157	366	279	227	209	258	177	173	220	244	241	198	364	256
Queens	0	0	4	2	3	1	0	2	2	6	8	11	21	14	20	20	27
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	904	346	185	160	372	283	230	214	262	198	194	265	301	309	278	457	336

**Subtractions (sum):**

HR/V + High Inc Decontr'l	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	1994-2010
Bronx	3	1	11	7	10	13	9	56	65	85	101	188	225	384	457	553	590	2,758
Brooklyn	9	111	106	77	116	152	280	294	392	653	771	882	1,436	1,454	1,934	2,070	2,198	12,935
Manhattan	1,448	1,273	1,383	1,278	2,613	3,865	2,813	4,699	5,689	7,225	7,444	7,523	7,431	7,355	8,798	9,082	8,063	87,982
Queens	9	8	10	2	17	38	62	147	253	422	705	915	1,127	1,394	1,807	2,215	2,317	11,448
Staten Island	-	-	-	-	-	-	-	-	7	17	29	29	65	64	82	94	79	466
Total	1,469	1,393	1,510	1,364	2,756	4,068	3,164	5,196	6,406	8,402	9,050	9,537	10,284	10,651	13,078	14,014	13,247	115,589

Appendix 2: Monthly Contract Rent:

As Given in HVS:

MCR Stabilized Units (Mean)	1993	1996	1999	2002	2005	2008
Bronx	\$ 450		\$ 550	\$ 643	\$ 755	
Brooklyn	\$ 500		\$ 607	\$ 698	\$ 828	
Manhattan			\$ 872	\$ 976	\$ 1,080	
Queens	\$ 564		\$ 690	\$ 785	\$ 912	
Richmond	\$ 564		\$ 650	\$ 748	\$ 790	
NYC	\$ 525	\$ 550	\$ 650	\$ 795	\$ 908	\$ 1,008

As Provided by RGB & HVS:

MCR Stabilized Units (Median)	1993	1996	1999	2002	2005	2008
Bronx	\$ 450	\$ 508	\$ 550	\$ 625	\$ 750	\$ 828
Brooklyn	\$ 498	\$ 550	\$ 605	\$ 675	\$ 810	\$ 900
Manhattan	\$ 625	\$ 650	\$ 727	\$ 826	\$ 960	\$ 1,015
Queens	\$ 565	\$ 647	\$ 700	\$ 760	\$ 900	\$ 1,000
Richmond	\$ 564	\$ 600	\$ 642	\$ 750	\$ 806	\$ 843
NYC	\$ 525	\$ 600	\$ 648	\$ 700	\$ 844	\$ 925

As Interpolated & forecasted from RGB & HVS:

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	\$469	\$489	\$508	\$522	\$536	\$550	\$575	\$600	\$625	\$667	\$708	\$750	\$776	\$802	\$828	\$854	\$880
Brooklyn	\$515	\$533	\$550	\$568	\$587	\$605	\$628	\$652	\$675	\$720	\$765	\$810	\$840	\$870	\$900	\$930	\$960
Manhattan	\$633	\$642	\$650	\$676	\$701	\$727	\$760	\$793	\$826	\$871	\$915	\$960	\$978	\$997	\$1,015	\$1,033	\$1,052
Queens	\$592	\$620	\$647	\$665	\$682	\$700	\$720	\$740	\$760	\$807	\$853	\$900	\$933	\$967	\$1,000	\$1,033	\$1,067
Richmond	\$576	\$588	\$600	\$614	\$628	\$642	\$678	\$714	\$750	\$769	\$788	\$806	\$819	\$831	\$843	\$855	\$867
NYC	\$550	\$575	\$600	\$616	\$632	\$648	\$665	\$683	\$700	\$748	\$796	\$844	\$871	\$898	\$925	\$952	\$979

Annualized Rent Increase - Initial Year

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	\$18,368	\$18,136	\$17,904	\$17,736	\$17,568	\$17,400	\$17,100	\$16,800	\$16,500	\$16,000	\$15,500	\$15,000	\$14,688	\$14,376	\$14,064	\$13,752	\$13,440
Brooklyn	\$17,816	\$17,608	\$17,400	\$17,180	\$16,960	\$16,740	\$16,460	\$16,180	\$15,900	\$15,360	\$14,820	\$14,280	\$13,920	\$13,560	\$13,200	\$12,840	\$12,480
Manhattan	\$16,400	\$16,300	\$16,200	\$15,892	\$15,584	\$15,276	\$14,880	\$14,484	\$14,088	\$13,552	\$13,016	\$12,480	\$12,260	\$12,040	\$11,820	\$11,600	\$11,380
Queens	\$16,892	\$16,564	\$16,236	\$16,024	\$15,812	\$15,600	\$15,360	\$15,120	\$14,880	\$14,320	\$13,760	\$13,200	\$12,800	\$12,400	\$12,000	\$11,600	\$11,200
Richmond	\$17,088	\$16,944	\$16,800	\$16,632	\$16,464	\$16,296	\$15,864	\$15,432	\$15,000	\$14,775	\$14,549	\$14,324	\$14,177	\$14,031	\$13,884	\$13,737	\$13,591
NYC	\$17,400	\$17,100	\$16,800	\$16,608	\$16,416	\$16,224	\$16,016	\$15,808	\$15,600	\$15,024	\$14,448	\$13,872	\$13,548	\$13,224	\$12,900	\$12,576	\$12,252

Monthly Rent Increase - 2010 equivalent of subsequent year increases on initial year of deregulation, based on RGB orders

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Bronx	\$927	\$937	\$946	\$917	\$914	\$910	\$924	\$918	\$911	\$943	\$946	\$954	\$951	\$932	\$922	\$892
Brooklyn	\$1,018	\$1,021	\$1,024	\$998	\$1,000	\$1,001	\$1,010	\$997	\$984	\$1,019	\$1,021	\$1,030	\$1,029	\$1,011	\$1,002	\$972
Manhattan	\$1,251	\$1,230	\$1,210	\$1,186	\$1,196	\$1,203	\$1,221	\$1,214	\$1,204	\$1,232	\$1,222	\$1,221	\$1,199	\$1,158	\$1,130	\$1,080
Queens	\$1,170	\$1,188	\$1,204	\$1,167	\$1,163	\$1,159	\$1,157	\$1,133	\$1,108	\$1,142	\$1,139	\$1,144	\$1,144	\$1,123	\$1,113	\$1,080
Richmond	\$1,137	\$1,127	\$1,117	\$1,078	\$1,071	\$1,063	\$1,090	\$1,093	\$1,093	\$1,088	\$1,051	\$1,025	\$1,003	\$965	\$938	\$894
NYC	\$1,086	\$1,102	\$1,117	\$1,082	\$1,077	\$1,073	\$1,069	\$1,045	\$1,020	\$1,059	\$1,063	\$1,073	\$1,067	\$1,043	\$1,029	\$995

**Annualized Rent Increase - 2010 equivalent by initial year of deregulation**

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Bronx	\$12,878	\$12,758	\$12,653	\$13,000	\$13,034	\$13,076	\$12,912	\$12,981	\$13,068	\$12,679	\$12,652	\$12,557	\$12,588	\$12,821	\$12,942	\$13,291
Brooklyn	\$11,788	\$11,745	\$11,715	\$12,024	\$11,998	\$11,983	\$11,883	\$12,032	\$12,194	\$11,773	\$11,744	\$11,641	\$11,647	\$11,873	\$11,980	\$12,338
Manhattan	\$8,992	\$9,238	\$9,481	\$9,762	\$9,652	\$9,560	\$9,344	\$9,436	\$9,552	\$9,215	\$9,336	\$9,353	\$9,613	\$10,107	\$10,445	\$11,042
Queens	\$9,964	\$9,744	\$9,548	\$9,994	\$10,041	\$10,096	\$10,116	\$10,409	\$10,707	\$10,301	\$10,329	\$10,268	\$10,274	\$10,525	\$10,645	\$11,042
Richmond	\$10,351	\$10,472	\$10,598	\$11,062	\$11,152	\$11,248	\$10,926	\$10,887	\$10,882	\$10,945	\$11,383	\$11,697	\$11,962	\$12,419	\$12,742	\$13,276
NYC	\$10,967	\$10,771	\$10,598	\$11,020	\$11,070	\$11,129	\$11,170	\$11,462	\$11,756	\$11,298	\$11,248	\$11,123	\$11,191	\$11,482	\$11,647	\$12,062

2010 Direct Benefit  
Cumul Direct Benefit

**Aggregate Direct Benefit over Entire 1994-2010 Period (Historical Annualized Benefits in Nominal Dollars, Not in Present Value Terms)**

Stabilized Units	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Sum 1994-10
Bronx	\$55,104	\$72,733	\$269,501	\$389,630	\$563,994	\$788,265	\$939,591	\$1,877,286	\$2,929,626	\$4,275,001	\$5,799,701	\$8,576,776	\$11,818,126	\$17,223,274	\$23,488,839	\$30,798,546	\$38,473,124	\$148,339,115
Brooklyn	\$160,344	\$2,113,162	\$3,936,277	\$5,217,161	\$7,168,767	\$9,688,748	\$14,264,442	\$18,915,802	\$25,033,648	\$34,968,472	\$46,056,177	\$58,297,248	\$77,964,879	\$96,885,000	\$121,749,686	\$146,970,818	\$173,362,304	\$842,752,934
Manhattan	\$23,747,200	\$44,166,956	\$66,277,493	\$85,940,225	\$126,350,356	\$184,732,366	\$225,578,258	\$292,355,846	\$370,266,694	\$466,488,213	\$558,850,109	\$648,648,904	\$736,503,028	\$820,259,032	\$920,402,888	\$1,018,788,711	\$1,105,477,895	\$7,694,834,175
Queens	\$152,028	\$282,621	\$443,196	\$470,586	\$738,911	\$1,327,535	\$2,270,279	\$4,466,135	\$8,165,507	\$14,139,327	\$23,595,029	\$35,312,069	\$49,367,094	\$65,958,462	\$86,935,007	\$111,219,547	\$135,933,977	\$540,777,311
Richmond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,000	\$354,278	\$766,792	\$1,168,475	\$2,079,465	\$2,942,304	\$4,052,877	\$5,290,278	\$6,320,547	\$23,080,016
NYC	\$24,114,676	\$46,635,472	\$70,926,467	\$92,017,602	\$134,822,029	\$196,536,914	\$243,052,570	\$317,615,069	\$406,500,475	\$520,225,290	\$635,067,808	\$752,003,472	\$877,732,592	\$1,003,268,071	\$1,156,629,297	\$1,313,067,900	\$1,459,567,848	\$9,249,783,551
<b>Present value in \$2010</b>	\$36,715,280	\$69,252,814	\$102,358,494	\$129,764,213	\$187,060,905	\$267,450,097	\$320,781,448	\$408,883,143	\$510,220,586	\$633,486,068	\$746,899,279	\$851,577,641	\$957,925,614	\$1,064,824,010	\$1,181,559,063	\$1,335,461,994	\$1,459,567,848	\$10,263,788,496

Appendix 3: Investment for Vacancy Decontrol :

As increased 20% for VDeC:

MCR Stabilized Units (Median)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	\$563	\$586	\$610	\$626	\$643	\$660	\$690	\$720	\$750	\$800	\$850	\$900	\$931	\$962	\$994	\$1,025	\$1,056
Brooklyn	\$618	\$639	\$660	\$682	\$704	\$726	\$754	\$782	\$810	\$864	\$918	\$972	\$1,008	\$1,044	\$1,080	\$1,116	\$1,152
Manhattan	\$760	\$770	\$780	\$811	\$842	\$872	\$912	\$952	\$991	\$1,045	\$1,098	\$1,152	\$1,174	\$1,196	\$1,218	\$1,240	\$1,262
Queens	\$711	\$744	\$776	\$798	\$819	\$840	\$864	\$888	\$912	\$968	\$1,024	\$1,080	\$1,120	\$1,160	\$1,200	\$1,240	\$1,280
Richmond	\$691	\$706	\$720	\$737	\$754	\$770	\$814	\$857	\$900	\$923	\$945	\$968	\$982	\$997	\$1,012	\$1,026	\$1,041
NYC	\$660	\$690	\$720	\$739	\$758	\$778	\$798	\$819	\$840	\$898	\$955	\$1,013	\$1,045	\$1,078	\$1,110	\$1,142	\$1,175

Difference betw Infl MCR & \$2000:

Equal to 1/40 of Investment	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	\$1,437	\$1,414	\$1,390	\$1,374	\$1,357	\$1,340	\$1,310	\$1,280	\$1,250	\$1,200	\$1,150	\$1,100	\$1,069	\$1,038	\$1,006	\$975	\$944
Brooklyn	\$1,382	\$1,361	\$1,340	\$1,318	\$1,296	\$1,274	\$1,246	\$1,218	\$1,190	\$1,136	\$1,082	\$1,028	\$992	\$956	\$920	\$884	\$848
Manhattan	\$1,240	\$1,230	\$1,220	\$1,189	\$1,158	\$1,128	\$1,088	\$1,048	\$1,009	\$955	\$902	\$848	\$826	\$804	\$782	\$760	\$738
Queens	\$1,289	\$1,256	\$1,224	\$1,202	\$1,181	\$1,160	\$1,136	\$1,112	\$1,088	\$1,032	\$976	\$920	\$880	\$840	\$800	\$760	\$720
Richmond	\$1,309	\$1,294	\$1,280	\$1,263	\$1,246	\$1,230	\$1,186	\$1,143	\$1,100	\$1,077	\$1,055	\$1,032	\$1,018	\$1,003	\$988	\$974	\$959
NYC	\$1,340	\$1,310	\$1,280	\$1,261	\$1,242	\$1,222	\$1,202	\$1,181	\$1,160	\$1,102	\$1,045	\$987	\$955	\$922	\$890	\$858	\$825

For Unit Investment Value:

Multiplied by 40:	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bronx	\$57,472	\$56,544	\$55,616	\$54,944	\$54,272	\$53,600	\$52,400	\$51,200	\$50,000	\$48,000	\$46,000	\$44,000	\$42,752	\$41,504	\$40,256	\$39,008	\$37,760
Brooklyn	\$55,264	\$54,432	\$53,600	\$52,720	\$51,840	\$50,960	\$49,840	\$48,720	\$47,600	\$45,440	\$43,280	\$41,120	\$39,680	\$38,240	\$36,800	\$35,360	\$33,920
Manhattan	\$49,600	\$49,200	\$48,800	\$47,568	\$46,336	\$45,104	\$43,520	\$41,936	\$40,352	\$38,208	\$36,064	\$33,920	\$33,040	\$32,160	\$31,280	\$30,400	\$29,520
Queens	\$51,568	\$50,256	\$48,944	\$48,096	\$47,248	\$46,400	\$45,440	\$44,480	\$43,520	\$41,280	\$39,040	\$36,800	\$35,200	\$33,600	\$32,000	\$30,400	\$28,800
Richmond	\$52,352	\$51,776	\$51,200	\$50,528	\$49,856	\$49,184	\$47,456	\$45,728	\$44,000	\$43,098	\$42,196	\$41,295	\$40,708	\$40,122	\$39,536	\$38,950	\$38,364
NYC	\$53,600	\$52,400	\$51,200	\$50,432	\$49,664	\$48,896	\$48,064	\$47,232	\$46,400	\$44,096	\$41,792	\$39,488	\$38,192	\$36,896	\$35,600	\$34,304	\$33,008

For Aggregate Investment Value:

Multiplied by # of Deregulated Units	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Sum 1994-2010
Bronx	\$172,416	\$56,544	\$611,776	\$384,608	\$542,720	\$696,800	\$471,600	\$2,867,200	\$3,250,000	\$4,080,000	\$4,646,000	\$8,272,000	\$9,619,200	\$15,937,536	\$18,396,992	\$21,571,424	\$22,278,400	
Brooklyn	\$497,376	\$6,041,952	\$5,681,600	\$4,059,440	\$6,013,440	\$7,745,920	\$13,955,200	\$14,323,680	\$18,659,200	\$29,672,320	\$33,368,880	\$36,267,840	\$56,980,480	\$55,600,960	\$71,171,200	\$73,195,200	\$74,556,160	
Manhattan	\$71,820,800	\$62,631,600	\$67,490,400	\$60,791,904	\$121,075,968	\$174,326,960	\$122,421,760	\$197,057,264	\$229,562,528	\$276,052,800	\$268,460,416	\$255,180,160	\$245,520,240	\$236,536,800	\$275,201,440	\$276,092,800	\$238,019,760	
Queens	\$464,112	\$402,048	\$489,440	\$96,192	\$803,216	\$1,763,200	\$2,817,280	\$6,538,560	\$11,010,560	\$17,420,160	\$27,523,200	\$33,672,000	\$39,670,400	\$46,838,400	\$57,824,000	\$67,336,000	\$66,729,600	
Richmond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,000	\$732,670	\$1,223,698	\$1,197,547	\$2,646,051	\$2,567,823	\$3,241,952	\$3,661,277	\$3,030,718	
NYC	\$72,954,704	\$69,132,144	\$74,273,216	\$65,332,144	\$128,435,344	\$184,532,880	\$139,665,840	\$220,786,704	\$262,790,288	\$327,957,950	\$335,222,194	\$334,589,547	\$354,436,371	\$357,481,519	\$425,835,584	\$441,856,701	\$404,614,638	\$4,199,897,769
<b>Present value in \$2010</b>	\$111,075,612	\$102,659,955	\$107,188,400	\$92,132,093	\$178,199,601	\$251,114,845	\$184,331,358	\$284,230,725	\$329,842,209	\$399,359,270	\$394,252,727	\$378,893,167	\$386,819,040	\$379,414,950	\$435,013,962	\$449,392,473	\$404,614,638	\$4,868,535,027

Major Capital Investment :

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Sum 1994-2010
Total # of MCI Cases Granted	1189	1258	1437	1205	1218	1292	1253	1233	1177	1235	1212	1024	1060	1036	906	906	985	
Total Approved Dollar Amount	\$50,586,135	\$52,184,313	\$90,571,412	\$71,015,574	\$71,611,240	\$64,300,927	\$86,958,266	\$74,831,770	\$85,495,885	\$126,666,287	\$115,627,928	\$103,750,564	\$122,465,685	\$113,491,177	\$97,791,122	\$118,727,068.93	\$139,112,623.17	\$1,585,187,977
MCI/Case	\$42,545.11	\$41,481.97	\$63,028.12	\$58,934.09	\$58,794.12	\$49,768.52	\$69,400.05	\$60,690.81	\$72,638.82	\$102,563.80	\$95,402.58	\$101,318.91	\$115,533.67	\$109,547.47	\$107,937.22	\$131,045.33	\$141,231.09	
<b>Present value in \$2010</b>	\$77,018,829	\$77,492,740	\$130,709,362	\$100,146,927	\$99,358,120	\$87,501,573	\$114,767,758	\$96,335,004	\$107,310,479	\$154,243,420	\$135,989,284	\$117,488,368	\$133,654,621	\$120,454,476	\$99,898,893	\$120,751,934	\$139,112,623	\$1,912,234,413

<b>Present value in \$2010</b>	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agg Construction Spending	\$188,094,441	\$180,152,695	\$237,897,762	\$192,279,020	\$277,557,721	\$338,616,418	\$299,099,116	\$380,565,730	\$437,152,688	\$553,602,691	\$530,242,011	\$496,381,535	\$520,473,661	\$499,869,426	\$534,912,856	\$570,144,407	\$543,727,261
<b>Present value in \$2010</b>	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agg Cumulative Construction Spending	\$188,094,441	\$368,247,136	\$606,144,898	\$798,423,918	\$1,075,981,640	\$1,414,598,058	\$1,713,697,174	\$2,094,262,904	\$2,531,415,592	\$3,085,018,283	\$3,615,260,294	\$4,111,641,829	\$4,632,115,490	\$5,131,984,915	\$5,666,897,771	\$6,237,042,179	\$6,780,769,440

Appendix 4: Direct Property Tax Impact in 2010 (Current\$)

Borough	Dereg Units	Monthly Contract Rent in 2010	Annual Rent Benefit in 2010	Aggregate Rent Benefit in 2009	Market Value Incr Based on Cap Rate (E/0.1)	SumOf FULVAL2009	SumOf AVTOT 2009	EXTOT	SumOf AVTOT 2009 less EXTOT	TAXABLE AVTOT % (I)/H)	Taxable AV Incr of Market Value Inc (F*L)	Billable AV Incr of Market Value Inc (Based on NYC % of Billable/Taxable)	M/100	Prop Tax Rate(13.241) x Billable AV in \$100 (N)
Bronx	2,758	\$ 1,120.00	\$ 13,440	\$ 37,067,520	\$ 370,675,200	\$ 6,311,402,740	\$ 2,680,882,361	\$ 348,925,496	\$ 2,331,956,865	0.369483134	\$ 136,958,235	\$ 122,561,637	\$ 1,225,616	\$ 16,228,386
Brooklyn	12,935	\$ 1,040.00	\$ 12,480	\$ 161,428,800	\$ 1,614,288,000	\$ 12,247,395,320	\$ 3,839,526,608	\$ 199,464,002	\$ 3,640,062,606	0.297211163	\$ 479,784,414	\$ 429,351,059	\$ 4,293,511	\$ 56,850,374
Manhattan	87,982	\$ 948.33	\$ 11,380	\$ 1,001,235,160	\$ 10,012,351,600	\$ 46,547,127,079	\$ 18,945,119,929	\$ 1,363,143,165	\$ 17,581,976,764	0.377724209	\$ 3,781,907,590	\$ 3,384,365,939	\$ 33,843,659	\$ 448,123,894
Queens	11,448	\$ 933.33	\$ 11,200	\$ 128,217,600	\$ 1,282,176,000	\$ 10,283,997,600	\$ 4,038,222,577	\$ 159,880,056	\$ 3,878,342,521	0.37712402	\$ 483,539,368	\$ 432,711,305	\$ 4,327,113	\$ 57,295,304
Staten Island	466	\$ 1,132.57	\$ 13,591	\$ 6,333,350	\$ 63,333,501	\$ 262,676,000	\$ 110,429,352	\$ 7,930,096	\$ 102,499,256	0.390211729	\$ 24,713,475	\$ 22,115,676	\$ 221,157	\$ 2,928,337
<b>New York City Total</b>	<b>115,589</b>	<b>\$ 1,021.00</b>	<b>\$ 12,252</b>	<b>\$ 1,334,282,430</b>	<b>\$ 13,342,824,301</b>	<b>\$ 75,652,598,739</b>	<b>\$ 29,614,180,827</b>	<b>\$ 2,079,342,815</b>	<b>\$ 27,534,838,012</b>	<b>0.363964206</b>	<b>\$ 4,906,903,081</b>	<b>\$ 4,391,105,615</b>	<b>\$ 43,911,056</b>	<b>\$ 581,426,294</b>

1994-2010 Cumulative Property Tax Impact in Nominal \$

Bor	Dereg Units			Aggregate Rent Benefit in 2010	Market Value Incr Based on Cap Rate (E/0.1)	SumOf FULVAL09	SumOf AVTOT09	EXTOT	SumOf AVTOT09 less EXTOT	TAXABLE AVTOT % (I)/I)	Taxable AV Incr of Market Value Inc (F*L)	Billable AV Incr of Market Value Inc (Based on NYC % of Billable/Taxable)	M/100	Prop Tax Rate(94-10) x Billable AV in \$100 (N)
Bronx	2,758			\$ 148,339,115	\$ 1,483,391,153	\$ 6,311,402,740	\$ 2,680,882,361	\$ 348,925,496	\$ 2,331,956,865	0.369483134	\$ 548,088,012	\$ 490,474,808	\$ 4,904,748	\$ 56,913,148
Brooklyn	12,935			\$ 842,752,934	\$ 8,427,529,336	\$ 12,247,395,320	\$ 3,839,526,608	\$ 199,464,002	\$ 3,640,062,606	0.297211163	\$ 2,504,755,795	\$ 2,241,464,128	\$ 22,414,641	\$ 260,092,419
Manhattan	87,982			\$ 7,694,834,175	\$ 76,948,341,748	\$ 46,547,127,079	\$ 18,945,119,929	\$ 1,363,143,165	\$ 17,581,976,764	0.377724209	\$ 29,065,251,532	\$ 26,010,008,163	\$ 260,100,082	\$ 3,018,119,210
Queens	11,448			\$ 540,777,311	\$ 5,407,773,108	\$ 10,283,997,600	\$ 4,038,222,577	\$ 159,880,056	\$ 3,878,342,521	0.37712402	\$ 2,039,401,136	\$ 1,825,026,016	\$ 18,250,260	\$ 211,770,256
Staten Island	466			\$ 23,080,016	\$ 230,800,165	\$ 262,676,000	\$ 110,429,352	\$ 7,930,096	\$ 102,499,256	0.390211729	\$ 90,060,931	\$ 80,594,023	\$ 805,940	\$ 9,351,876
<b>New York City Total</b>	<b>115,589</b>			<b>\$ 9,249,783,551</b>	<b>\$ 92,497,835,510</b>	<b>\$ 75,652,598,739</b>	<b>\$ 29,614,180,827</b>	<b>\$ 2,079,342,815</b>	<b>\$ 27,534,838,012</b>	<b>0.363964206</b>	<b>\$ 34,247,557,406</b>	<b>\$ 30,647,567,138</b>	<b>\$ 306,475,671</b>	<b>\$ 3,556,246,909</b>

1994-2010 Cumulative Property Tax Impact in Present Value

<b>New York City Total</b>	<b>115,589</b>			<b>\$ 10,263,788,496</b>	<b>#####</b>	<b>\$ 75,652,598,739</b>	<b>\$ 29,614,180,827</b>	<b>\$ 2,079,342,815</b>	<b>\$ 27,534,838,012</b>	<b>0.363964206</b>	<b>\$ 38,001,936,346</b>	<b>\$ 34,007,298,147</b>	<b>\$ 340,072,981</b>	<b>\$ 3,946,099,486</b>
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Appendix 5A. Output Impacts of Dereculation 2010 (2010\$)

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Sector	Description	Direct	Indirect	Induced	Total
0	Total	\$ 543,727,261	\$ 125,889,451	\$ 300,902,251	\$ 970,518,962
1	Oilseed farming	\$ -	\$ -	\$ -	\$ -
2	Grain farming	\$ -	\$ 1	\$ 22	\$ 23
3	Vegetable and melon farming	\$ -	\$ 0	\$ 253	\$ 253
4	Fruit farming	\$ -	\$ 0	\$ 60	\$ 60
5	Tree nut farming	\$ -	\$ -	\$ -	\$ -
6	Greenhouse, nursery, and floriculture production	\$ -	\$ 887	\$ 819	\$ 1,706
7	Tobacco farming	\$ -	\$ -	\$ -	\$ -
8	Cotton farming	\$ -	\$ -	\$ -	\$ -
9	Sugarcane and sugar beet farming	\$ -	\$ -	\$ -	\$ -
10	All other crop farming	\$ -	\$ -	\$ -	\$ -
11	Cattle ranching and farming	\$ -	\$ -	\$ -	\$ -
12	Dairy cattle and milk production	\$ -	\$ -	\$ -	\$ -
13	Poultry and egg production	\$ -	\$ -	\$ -	\$ -
14	Animal production, except cattle and poultry and eggs	\$ -	\$ 2	\$ 79	\$ 81
15	Forestry, forest products, and timber tract production	\$ -	\$ 6,254	\$ 1,205	\$ 7,458
16	Commercial logging	\$ -	\$ -	\$ -	\$ -
17	Commercial Fishing	\$ -	\$ 15	\$ 394	\$ 409
18	Commercial hunting and trapping	\$ -	\$ -	\$ 1,801	\$ 1,801
19	Support activities for agriculture and forestry	\$ -	\$ 2,148	\$ 17,900	\$ 20,048
20	Extraction of oil and natural gas	\$ -	\$ 339,499	\$ 661,014	\$ 1,000,514
21	Mining coal	\$ -	\$ 704	\$ 2,054	\$ 2,757
22	Mining iron ore	\$ -	\$ -	\$ -	\$ -
23	Mining copper, nickel, lead, and zinc	\$ -	\$ 8,669	\$ 16,920	\$ 25,589
24	Mining gold, silver, and other metal ore	\$ -	\$ 4,688	\$ 2,759	\$ 7,447
25	Mining and quarrying stone	\$ -	\$ 344,038	\$ 7,755	\$ 351,792
26	Mining and quarrying sand, gravel, clay, and ceramic and refractory minerals	\$ -	\$ 299,376	\$ 7,357	\$ 306,733
27	Mining and quarrying other nonmetallic minerals	\$ -	\$ -	\$ -	\$ -
28	Drilling oil and gas wells	\$ -	\$ -	\$ 8,737	\$ 8,737
29	Support activities for oil and gas operations	\$ -	\$ 3,746	\$ 7,522	\$ 11,269
30	Support activities for other mining	\$ -	\$ 30,947	\$ 1,385	\$ 32,332
31	Electric power generation, transmission, and distribution	\$ -	\$ 1,102,380	\$ 3,969,734	\$ 5,072,114
32	Natural gas distribution	\$ -	\$ 510,105	\$ 2,090,261	\$ 2,600,367
33	Water, sewage and other treatment and delivery systems	\$ -	\$ 507	\$ 2,792	\$ 3,299
34	Construction of new nonresidential commercial and health care structures	\$ -	\$ -	\$ 2,539,282	\$ 2,539,282
35	Construction of new nonresidential manufacturing structures	\$ -	\$ -	\$ -	\$ -
36	Construction of other new nonresidential structures	\$ -	\$ -	\$ 4,734,089	\$ 4,734,089
37	Construction of new residential permanent site single- and multi-family structures	\$ -	\$ -	\$ -	\$ -
38	Construction of other new residential structures	\$ -	\$ -	\$ -	\$ -
39	Maintenance and repair construction of nonresidential structures	\$ -	\$ 415,743	\$ 959,594	\$ 1,375,337
40	Maintenance and repair construction of residential structures	\$ 543,727,261	\$ 16,204	\$ 775,519	\$ 544,518,985
41	Dog and cat food manufacturing	\$ -	\$ 0	\$ 3,223	\$ 3,223
42	Other animal food manufacturing	\$ -	\$ -	\$ -	\$ -
43	Flour milling and malt manufacturing	\$ -	\$ -	\$ -	\$ -
44	Wet corn milling	\$ -	\$ -	\$ -	\$ -
45	Soybean and other oilseed processing	\$ -	\$ 2,392	\$ 15,981	\$ 18,372
46	Fats and oils refining and blending	\$ -	\$ 339	\$ 19,542	\$ 19,882
47	Breakfast cereal manufacturing	\$ -	\$ -	\$ -	\$ -
48	Sugar cane mills and refining	\$ -	\$ 8	\$ 2,122	\$ 2,130
49	Beet sugar manufacturing	\$ -	\$ -	\$ -	\$ -
50	Chocolate and confectionery manufacturing from cacao beans	\$ -	\$ 29	\$ 8,576	\$ 8,605
51	Confectionery manufacturing from purchased chocolate	\$ -	\$ 173	\$ 69,288	\$ 69,461
52	Nonchocolate confectionery manufacturing	\$ -	\$ 116	\$ 17,864	\$ 17,981
53	Frozen food manufacturing	\$ -	\$ 589	\$ 114,254	\$ 114,842
54	Fruit and vegetable canning, pickling, and drying	\$ -	\$ 340	\$ 47,945	\$ 48,285
55	Fluid milk and butter manufacturing	\$ -	\$ 504	\$ 145,761	\$ 146,265
56	Cheese manufacturing	\$ -	\$ 163	\$ 14,369	\$ 14,532
57	Dry, condensed, and evaporated dairy product manufacturing	\$ -	\$ 164	\$ 17,142	\$ 17,305
58	Ice cream and frozen dessert manufacturing	\$ -	\$ 386	\$ 22,661	\$ 23,048
59	Animal (except poultry) slaughtering, rendering, and processing	\$ -	\$ 1,551	\$ 266,662	\$ 268,213
60	Poultry processing	\$ -	\$ 97	\$ 12,409	\$ 12,506
61	Seafood product preparation and packaging	\$ -	\$ 1,404	\$ 75,014	\$ 76,418
62	Bread and bakery product manufacturing	\$ -	\$ 2,707	\$ 466,422	\$ 469,129
63	Cookie, cracker, and pasta manufacturing	\$ -	\$ 1,159	\$ 201,423	\$ 202,582
64	Tortilla manufacturing	\$ -	\$ 97	\$ 7,449	\$ 7,546
65	Snack food manufacturing	\$ -	\$ 208	\$ 47,373	\$ 47,581
66	Coffee and tea manufacturing	\$ -	\$ 381	\$ 63,593	\$ 63,974
67	Flavoring syrup and concentrate manufacturing	\$ -	\$ 950	\$ 28,324	\$ 29,274
68	Seasoning and dressing manufacturing	\$ -	\$ 1,240	\$ 107,490	\$ 108,730
69	All other food manufacturing	\$ -	\$ 761	\$ 109,069	\$ 109,830
70	Soft drink and ice manufacturing	\$ -	\$ 952	\$ 228,305	\$ 229,257
71	Breweries	\$ -	\$ 671	\$ 202,025	\$ 202,695
72	Wineries	\$ -	\$ 56	\$ 8,087	\$ 8,143
73	Distilleries	\$ -	\$ 2,062	\$ 114,530	\$ 116,591
74	Tobacco product manufacturing	\$ -	\$ -	\$ 1,110,744	\$ 1,110,744
75	Fiber, yarn, and thread mills	\$ -	\$ 299	\$ 693	\$ 991
76	Broadwoven fabric mills	\$ -	\$ 996	\$ 7,526	\$ 8,522

77	Narrow fabric mills and schiffli machine embroidery	\$	-	\$	448	\$	1,374	\$	1,822
78	Nonwoven fabric mills	\$	-	\$	-	\$	-	\$	-
79	Knit fabric mills	\$	-	\$	112	\$	327	\$	440
80	Textile and fabric finishing mills	\$	-	\$	14,013	\$	41,810	\$	55,823
81	Fabric coating mills	\$	-	\$	195	\$	160	\$	356
82	Carpet and rug mills	\$	-	\$	47,903	\$	24,965	\$	72,868
83	Curtain and linen mills	\$	-	\$	706	\$	22,087	\$	22,793
84	Textile bag and canvas mills	\$	-	\$	19,063	\$	3,681	\$	22,744
85	All other textile product mills	\$	-	\$	20,720	\$	14,842	\$	35,562
86	Apparel knitting mills	\$	-	\$	286	\$	29,518	\$	29,804
87	Cut and sew apparel contractors	\$	-	\$	23,755	\$	34,010	\$	57,766
88	Mens and boys cut and sew apparel manufacturing	\$	-	\$	1,078	\$	39,085	\$	40,164
89	Womens and girls cut and sew apparel manufacturing	\$	-	\$	27,135	\$	319,084	\$	346,219
90	Other cut and sew apparel manufacturing	\$	-	\$	132	\$	35,678	\$	35,809
91	Apparel accessories and other apparel manufacturing	\$	-	\$	690	\$	17,032	\$	17,723
92	Leather and hide tanning and finishing	\$	-	\$	146	\$	771	\$	917
93	Footwear manufacturing	\$	-	\$	0	\$	5,836	\$	5,836
94	Other leather and allied product manufacturing	\$	-	\$	135	\$	4,829	\$	4,964
95	Sawmills and wood preservation	\$	-	\$	45,380	\$	1,017	\$	46,397
96	Veneer and plywood manufacturing	\$	-	\$	78,157	\$	1,748	\$	79,905
97	Engineered wood member and truss manufacturing	\$	-	\$	-	\$	-	\$	-
98	Reconstituted wood product manufacturing	\$	-	\$	-	\$	-	\$	-
99	Wood windows and doors and millwork manufacturing	\$	-	\$	1,206,766	\$	23,815	\$	1,230,581
100	Wood container and pallet manufacturing	\$	-	\$	21,471	\$	15,193	\$	36,664
101	Manufactured home (mobile home) manufacturing	\$	-	\$	336	\$	90	\$	425
102	Prefabricated wood building manufacturing	\$	-	\$	405,167	\$	3,702	\$	408,869
103	All other miscellaneous wood product manufacturing	\$	-	\$	27,226	\$	7,540	\$	34,766
104	Pulp mills	\$	-	\$	43	\$	69	\$	112
105	Paper mills	\$	-	\$	2,435	\$	10,358	\$	12,793
106	Paperboard Mills	\$	-	\$	11,738	\$	6,357	\$	18,095
107	Paperboard container manufacturing	\$	-	\$	35,646	\$	60,048	\$	95,694
108	Coated and laminated paper, packaging paper and plastics film manufacturing	\$	-	\$	43,719	\$	29,185	\$	72,903
109	All other paper bag and coated and treated paper manufacturing	\$	-	\$	17,495	\$	27,210	\$	44,706
110	Stationery product manufacturing	\$	-	\$	8,036	\$	48,278	\$	56,314
111	Sanitary paper product manufacturing	\$	-	\$	125	\$	1,198	\$	1,323
112	All other converted paper product manufacturing	\$	-	\$	582	\$	5,626	\$	6,209
113	Printing	\$	-	\$	70,307	\$	151,203	\$	221,511
114	Support activities for printing	\$	-	\$	5,790	\$	13,309	\$	19,098
115	Petroleum refineries	\$	-	\$	11,469	\$	8,810	\$	20,279
116	Asphalt paving mixture and block manufacturing	\$	-	\$	4,146,699	\$	56,838	\$	4,203,536
117	Asphalt shingle and coating materials manufacturing	\$	-	\$	1,298,211	\$	94,386	\$	1,392,597
118	Petroleum lubricating oil and grease manufacturing	\$	-	\$	43,378	\$	15,720	\$	59,098
119	All other petroleum and coal products manufacturing	\$	-	\$	-	\$	-	\$	-
120	Petrochemical manufacturing	\$	-	\$	1,133	\$	756	\$	1,889
121	Industrial gas manufacturing	\$	-	\$	577	\$	4,080	\$	4,657
122	Synthetic dye and pigment manufacturing	\$	-	\$	25,712	\$	9,598	\$	35,310
123	Alkalies and chlorine manufacturing	\$	-	\$	284	\$	411	\$	694
124	Carbon black manufacturing	\$	-	\$	-	\$	-	\$	-
125	All other basic inorganic chemical manufacturing	\$	-	\$	15,308	\$	9,939	\$	25,247
126	Other basic organic chemical manufacturing	\$	-	\$	17,523	\$	18,907	\$	36,430
127	Plastics material and resin manufacturing	\$	-	\$	39,382	\$	16,305	\$	55,687
128	Synthetic rubber manufacturing	\$	-	\$	6,916	\$	7,196	\$	14,111
129	Artificial and synthetic fibers and filaments manufacturing	\$	-	\$	-	\$	-	\$	-
130	Fertilizer manufacturing	\$	-	\$	-	\$	-	\$	-
131	Pesticide and other agricultural chemical manufacturing	\$	-	\$	3,291	\$	97,519	\$	100,810
132	Medicinal and botanical manufacturing	\$	-	\$	37	\$	646	\$	683
133	Pharmaceutical preparation manufacturing	\$	-	\$	236	\$	415,113	\$	415,350
134	In-vitro diagnostic substance manufacturing	\$	-	\$	-	\$	-	\$	-
135	Biological product (except diagnostic) manufacturing	\$	-	\$	-	\$	-	\$	-
136	Paint and coating manufacturing	\$	-	\$	394,262	\$	11,249	\$	405,511
137	Adhesive manufacturing	\$	-	\$	42,033	\$	6,796	\$	48,828
138	Soap and cleaning compound manufacturing	\$	-	\$	6,633	\$	69,509	\$	76,143
139	Toilet preparation manufacturing	\$	-	\$	1,586	\$	177,030	\$	178,616
140	Printing ink manufacturing	\$	-	\$	2,592	\$	1,380	\$	3,972
141	All other chemical product and preparation manufacturing	\$	-	\$	12,383	\$	11,379	\$	23,762
142	Plastics packaging materials and unlaminated film and sheet manufacturing	\$	-	\$	50,631	\$	51,166	\$	101,797
143	Unlaminated plastics profile shape manufacturing	\$	-	\$	8,953	\$	1,474	\$	10,428
144	Plastics pipe and pipe fitting manufacturing	\$	-	\$	-	\$	-	\$	-
145	Laminated plastics plate, sheet (except packaging), and shape manufacturing	\$	-	\$	4,383	\$	1,365	\$	5,749
146	Polystyrene foam product manufacturing	\$	-	\$	2,280	\$	1,536	\$	3,816
147	Urethane and other foam product (except polystyrene) manufacturing	\$	-	\$	2,925	\$	708	\$	3,633
148	Plastics bottle manufacturing	\$	-	\$	290	\$	415	\$	705
149	Other plastics product manufacturing	\$	-	\$	184,795	\$	32,461	\$	217,257
150	Tire manufacturing	\$	-	\$	13,654	\$	4,589	\$	18,242
151	Rubber and plastics hoses and belting manufacturing	\$	-	\$	164	\$	248	\$	412
152	Other rubber product manufacturing	\$	-	\$	665	\$	1,467	\$	2,132
153	Pottery, ceramics, and plumbing fixture manufacturing	\$	-	\$	1,484	\$	1,642	\$	3,126
154	Brick, tile, and other structural clay product manufacturing	\$	-	\$	323,205	\$	9,414	\$	332,618
155	Clay and nonclay refractory manufacturing	\$	-	\$	24,948	\$	3,046	\$	27,994

156 Flat glass manufacturing	\$	-	\$	5,102	\$	1,216	\$	6,318
157 Other pressed and blown glass and glassware manufacturing	\$	-	\$	1,462	\$	3,966	\$	5,427
158 Glass container manufacturing	\$	-	\$	110	\$	3,950	\$	4,061
159 Glass product manufacturing made of purchased glass	\$	-	\$	20,112	\$	13,070	\$	33,181
160 Cement manufacturing	\$	-	\$	-	\$	-	\$	-
161 Ready-mix concrete manufacturing	\$	-	\$	5,536,225	\$	66,701	\$	5,602,925
162 Concrete pipe, brick, and block manufacturing	\$	-	\$	99,594	\$	3,843	\$	103,438
163 Other concrete product manufacturing	\$	-	\$	49,788	\$	9,481	\$	59,269
164 Lime and gypsum product manufacturing	\$	-	\$	246,428	\$	12,230	\$	258,658
165 Abrasive product manufacturing	\$	-	\$	14,111	\$	2,593	\$	16,705
166 Cut stone and stone product manufacturing	\$	-	\$	160,177	\$	16,394	\$	176,571
167 Ground or treated mineral and earth manufacturing	\$	-	\$	52,282	\$	2,389	\$	54,672
168 Mineral wool manufacturing	\$	-	\$	-	\$	-	\$	-
169 Miscellaneous nonmetallic mineral product manufacturing	\$	-	\$	92,243	\$	11,417	\$	103,660
170 Iron and steel mills and ferroalloy manufacturing	\$	-	\$	43,997	\$	5,162	\$	49,159
171 Steel product manufacturing from purchased steel	\$	-	\$	35,855	\$	3,948	\$	39,803
172 Alumina refining and primary aluminum production	\$	-	\$	2,316	\$	1,358	\$	3,674
173 Secondary smelting and alloying of aluminum	\$	-	\$	1,811	\$	943	\$	2,754
174 Aluminum product manufacturing from purchased aluminum	\$	-	\$	-	\$	-	\$	-
175 Primary smelting and refining of copper	\$	-	\$	-	\$	-	\$	-
176 Primary smelting and refining of nonferrous metal (except copper and aluminum)	\$	-	\$	2,708	\$	1,066	\$	3,774
177 Copper rolling, drawing, extruding and alloying	\$	-	\$	1,626	\$	123	\$	1,749
178 Nonferrous metal (except copper and aluminum) rolling, drawing, extruding and allo	\$	-	\$	12,485	\$	1,809	\$	14,295
179 Ferrous metal foundries	\$	-	\$	1,200	\$	177	\$	1,377
180 Nonferrous metal foundries	\$	-	\$	1,263	\$	246	\$	1,508
181 All other forging, stamping, and sintering	\$	-	\$	190	\$	71	\$	261
182 Custom roll forming	\$	-	\$	7,779	\$	1,094	\$	8,873
183 Crown and closure manufacturing and metal stamping	\$	-	\$	6,609	\$	7,368	\$	13,977
184 Cutlery, utensil, pot, and pan manufacturing	\$	-	\$	3,093	\$	13,388	\$	16,481
185 Handtool manufacturing	\$	-	\$	13,341	\$	1,910	\$	15,251
186 Plate work and fabricated structural product manufacturing	\$	-	\$	166,920	\$	24,563	\$	191,483
187 Ornamental and architectural metal products manufacturing	\$	-	\$	1,819,101	\$	89,645	\$	1,908,746
188 Power boiler and heat exchanger manufacturing	\$	-	\$	23,262	\$	8,170	\$	31,431
189 Metal tank (heavy gauge) manufacturing	\$	-	\$	82,933	\$	12,663	\$	95,596
190 Metal can, box, and other metal container (light gauge) manufacturing	\$	-	\$	4,560	\$	12,471	\$	17,031
191 Ammunition manufacturing	\$	-	\$	-	\$	-	\$	-
192 Arms, ordnance, and accessories manufacturing	\$	-	\$	65	\$	479	\$	545
193 Hardware manufacturing	\$	-	\$	26,529	\$	3,026	\$	29,555
194 Spring and wire product manufacturing	\$	-	\$	35,942	\$	4,056	\$	39,998
195 Machine shops	\$	-	\$	20,797	\$	3,619	\$	24,416
196 Turned product and screw, nut, and bolt manufacturing	\$	-	\$	14,885	\$	2,665	\$	17,550
197 Coating, engraving, heat treating and allied activities	\$	-	\$	43,226	\$	4,802	\$	48,028
198 Valve and fittings other than plumbing manufacturing	\$	-	\$	1,214	\$	360	\$	1,574
199 Plumbing fixture fitting and trim manufacturing	\$	-	\$	177,858	\$	4,386	\$	182,243
200 Ball and roller bearing manufacturing	\$	-	\$	-	\$	-	\$	-
201 Fabricated pipe and pipe fitting manufacturing	\$	-	\$	14,949	\$	682	\$	15,631
202 Other fabricated metal manufacturing	\$	-	\$	41,030	\$	6,432	\$	47,461
203 Farm machinery and equipment manufacturing	\$	-	\$	-	\$	-	\$	-
204 Lawn and garden equipment manufacturing	\$	-	\$	-	\$	-	\$	-
205 Construction machinery manufacturing	\$	-	\$	225	\$	23	\$	248
206 Mining and oil and gas field machinery manufacturing	\$	-	\$	52	\$	20	\$	73
207 Other industrial machinery manufacturing	\$	-	\$	1,424	\$	364	\$	1,787
208 Plastics and rubber industry machinery manufacturing	\$	-	\$	75	\$	88	\$	162
209 Semiconductor machinery manufacturing	\$	-	\$	-	\$	-	\$	-
210 Vending, commercial, industrial, and office machinery manufacturing	\$	-	\$	67	\$	380	\$	447
211 Optical instrument and lens manufacturing	\$	-	\$	1,005	\$	494	\$	1,499
212 Photographic and photocopying equipment manufacturing	\$	-	\$	93	\$	162	\$	255
213 Other commercial and service industry machinery manufacturing	\$	-	\$	1,794	\$	3,447	\$	5,241
214 Air purification and ventilation equipment manufacturing	\$	-	\$	666	\$	563	\$	1,229
215 Heating equipment (except warm air furnaces) manufacturing	\$	-	\$	3,589	\$	604	\$	4,192
216 Air conditioning, refrigeration, and warm air heating equipment manufacturing	\$	-	\$	275,923	\$	7,672	\$	283,595
217 Industrial mold manufacturing	\$	-	\$	73	\$	24	\$	97
218 Metal cutting and forming machine tool manufacturing	\$	-	\$	42	\$	57	\$	99
219 Special tool, die, jig, and fixture manufacturing	\$	-	\$	56	\$	51	\$	107
220 Cutting tool and machine tool accessory manufacturing	\$	-	\$	185	\$	72	\$	257
221 Rolling mill and other metalworking machinery manufacturing	\$	-	\$	-	\$	-	\$	-
222 Turbine and turbine generator set units manufacturing	\$	-	\$	10	\$	40	\$	50
223 Speed changer, industrial high-speed drive, and gear manufacturing	\$	-	\$	118	\$	77	\$	195
224 Mechanical power transmission equipment manufacturing	\$	-	\$	-	\$	-	\$	-
225 Other engine equipment manufacturing	\$	-	\$	10,140	\$	16,959	\$	27,099
226 Pump and pumping equipment manufacturing	\$	-	\$	2,032	\$	105	\$	2,137
227 Air and gas compressor manufacturing	\$	-	\$	3,329	\$	356	\$	3,685
228 Material handling equipment manufacturing	\$	-	\$	7,139	\$	21,643	\$	28,782
229 Power-driven handtool manufacturing	\$	-	\$	870	\$	251	\$	1,121
230 Other general purpose machinery manufacturing	\$	-	\$	139	\$	41	\$	179
231 Packaging machinery manufacturing	\$	-	\$	81	\$	974	\$	1,055
232 Industrial process furnace and oven manufacturing	\$	-	\$	-	\$	-	\$	-
233 Fluid power process machinery manufacturing	\$	-	\$	-	\$	-	\$	-
234 Electronic computer manufacturing	\$	-	\$	907	\$	28,750	\$	29,657

235 Computer storage device manufacturing	\$	-	\$	37	\$	47	\$	83
236 Computer terminals and other computer peripheral equipment manufacturing	\$	-	\$	2,168	\$	8,830	\$	10,997
237 Telephone apparatus manufacturing	\$	-	\$	57	\$	193	\$	250
238 Broadcast and wireless communications equipment manufacturing	\$	-	\$	444	\$	3,873	\$	4,317
239 Other communications equipment manufacturing	\$	-	\$	9,290	\$	2,184	\$	11,474
240 Audio and video equipment manufacturing	\$	-	\$	502	\$	1,711	\$	2,213
241 Electron tube manufacturing	\$	-	\$	19	\$	57	\$	75
242 Bare printed circuit board manufacturing	\$	-	\$	7	\$	5	\$	12
243 Semiconductor and related device manufacturing	\$	-	\$	505	\$	390	\$	895
244 Electronic capacitor, resistor, coil, transformer, and other inductor manufacturing	\$	-	\$	7	\$	11	\$	18
245 Electronic connector manufacturing	\$	-	\$	3,031	\$	243	\$	3,274
246 Printed circuit assembly (electronic assembly) manufacturing	\$	-	\$	-	\$	-	\$	-
247 Other electronic component manufacturing	\$	-	\$	1,397	\$	937	\$	2,335
248 Electromedical and electrotherapeutic apparatus manufacturing	\$	-	\$	5	\$	715	\$	720
249 Search, detection, and navigation instruments manufacturing	\$	-	\$	226	\$	172	\$	399
250 Automatic environmental control manufacturing	\$	-	\$	4,792	\$	328	\$	5,120
251 Industrial process variable instruments manufacturing	\$	-	\$	383	\$	66	\$	449
252 Totalizing fluid meters and counting devices manufacturing	\$	-	\$	1,498	\$	11,157	\$	12,655
253 Electricity and signal testing instruments manufacturing	\$	-	\$	423	\$	134	\$	557
254 Analytical laboratory instrument manufacturing	\$	-	\$	15	\$	30	\$	45
255 Irradiation apparatus manufacturing	\$	-	\$	152	\$	10,291	\$	10,444
256 Watch, clock, and other measuring and controlling device manufacturing	\$	-	\$	1,855	\$	3,561	\$	5,416
257 Software, audio, and video media for reproduction	\$	-	\$	3,621	\$	7,645	\$	11,266
258 Magnetic and optical recording media manufacturing	\$	-	\$	542	\$	1,978	\$	2,520
259 Electric lamp bulb and part manufacturing	\$	-	\$	-	\$	-	\$	-
260 Lighting fixture manufacturing	\$	-	\$	130,204	\$	30,763	\$	160,967
261 Small electrical appliance manufacturing	\$	-	\$	-	\$	-	\$	-
262 Household cooking appliance manufacturing	\$	-	\$	157	\$	1,147	\$	1,304
263 Household refrigerator and home freezer manufacturing	\$	-	\$	714	\$	3,506	\$	4,219
264 Household laundry equipment manufacturing	\$	-	\$	-	\$	-	\$	-
265 Other major household appliance manufacturing	\$	-	\$	-	\$	-	\$	-
266 Power, distribution, and specialty transformer manufacturing	\$	-	\$	43	\$	18	\$	61
267 Motor and generator manufacturing	\$	-	\$	302	\$	58	\$	360
268 Switchgear and switchboard apparatus manufacturing	\$	-	\$	261,399	\$	3,769	\$	265,168
269 Relay and industrial control manufacturing	\$	-	\$	1,970	\$	239	\$	2,209
270 Storage battery manufacturing	\$	-	\$	120	\$	211	\$	331
271 Primary battery manufacturing	\$	-	\$	-	\$	-	\$	-
272 Communication and energy wire and cable manufacturing	\$	-	\$	122,887	\$	7,100	\$	129,986
273 Wiring device manufacturing	\$	-	\$	810,673	\$	19,180	\$	829,853
274 Carbon and graphite product manufacturing	\$	-	\$	-	\$	-	\$	-
275 All other miscellaneous electrical equipment and component manufacturing	\$	-	\$	2,631	\$	844	\$	3,476
276 Automobile manufacturing	\$	-	\$	-	\$	-	\$	-
277 Light truck and utility vehicle manufacturing	\$	-	\$	-	\$	-	\$	-
278 Heavy duty truck manufacturing	\$	-	\$	-	\$	-	\$	-
279 Motor vehicle body manufacturing	\$	-	\$	79	\$	67	\$	146
280 Truck trailer manufacturing	\$	-	\$	-	\$	-	\$	-
281 Motor home manufacturing	\$	-	\$	-	\$	-	\$	-
282 Travel trailer and camper manufacturing	\$	-	\$	-	\$	-	\$	-
283 Motor vehicle parts manufacturing	\$	-	\$	59,566	\$	31,789	\$	91,355
284 Aircraft manufacturing	\$	-	\$	-	\$	-	\$	-
285 Aircraft engine and engine parts manufacturing	\$	-	\$	745	\$	1,781	\$	2,525
286 Other aircraft parts and auxiliary equipment manufacturing	\$	-	\$	374	\$	941	\$	1,315
287 Guided missile and space vehicle manufacturing	\$	-	\$	-	\$	-	\$	-
288 Propulsion units and parts for space vehicles and guided missiles manufacturing	\$	-	\$	-	\$	-	\$	-
289 Railroad rolling stock manufacturing	\$	-	\$	899	\$	699	\$	1,598
290 Ship building and repairing	\$	-	\$	35	\$	77	\$	112
291 Boat building	\$	-	\$	-	\$	-	\$	-
292 Motorcycle, bicycle, and parts manufacturing	\$	-	\$	101	\$	2,377	\$	2,478
293 Military armored vehicle, tank, and tank component manufacturing	\$	-	\$	-	\$	-	\$	-
294 All other transportation equipment manufacturing	\$	-	\$	-	\$	-	\$	-
295 Wood kitchen cabinet and countertop manufacturing	\$	-	\$	597,343	\$	26,451	\$	623,794
296 Upholstered household furniture manufacturing	\$	-	\$	509	\$	29,768	\$	30,277
297 Nonupholstered wood household furniture manufacturing	\$	-	\$	554	\$	32,307	\$	32,862
298 Metal and other household furniture manufacturing	\$	-	\$	380	\$	8,932	\$	9,312
299 Institutional furniture manufacturing	\$	-	\$	10,297	\$	2,348	\$	12,646
300 Office Furniture	\$	-	\$	13	\$	11,821	\$	11,834
301 Custom architectural woodwork and millwork manufacturing	\$	-	\$	13,954	\$	6,410	\$	20,364
302 Showcase, partition, shelving, and locker manufacturing	\$	-	\$	10,807	\$	7,186	\$	17,993
303 Mattress manufacturing	\$	-	\$	510	\$	13,491	\$	14,001
304 Blind and shade manufacturing	\$	-	\$	8,772	\$	11,221	\$	19,993
305 Surgical and medical instrument, laboratory and medical instrument manufacturing	\$	-	\$	70	\$	1,425	\$	1,495
306 Surgical appliance and supplies manufacturing	\$	-	\$	384	\$	20,639	\$	21,023
307 Dental equipment and supplies manufacturing	\$	-	\$	1,373	\$	808	\$	2,180
308 Ophthalmic goods manufacturing	\$	-	\$	14	\$	5,088	\$	5,101
309 Dental laboratories manufacturing	\$	-	\$	0	\$	11,416	\$	11,416
310 Jewelry and silverware manufacturing	\$	-	\$	328	\$	43,933	\$	44,261
311 Sporting and athletic goods manufacturing	\$	-	\$	764	\$	8,277	\$	9,041
312 Doll, toy, and game manufacturing	\$	-	\$	731	\$	21,396	\$	22,127
313 Office supplies (except paper) manufacturing	\$	-	\$	2,380	\$	6,334	\$	8,714

314 Sign manufacturing	\$	-	\$	6,689	\$	17,803	\$	24,492
315 Gasket, packing, and sealing device manufacturing	\$	-	\$	51	\$	36	\$	87
316 Musical instrument manufacturing	\$	-	\$	1,140	\$	11,591	\$	12,732
317 All other miscellaneous manufacturing	\$	-	\$	8,024	\$	74,349	\$	82,372
318 Broom, brush, and mop manufacturing	\$	-	\$	28,911	\$	14,443	\$	43,353
319 Wholesale trade businesses	\$	-	\$	16,408,606	\$	13,558,577	\$	29,967,183
320 Retail Stores - Motor vehicle and parts	\$	-	\$	968,247	\$	716,747	\$	1,684,994
321 Retail Stores - Furniture and home furnishings	\$	-	\$	739,124	\$	788,807	\$	1,527,931
322 Retail Stores - Electronics and appliances	\$	-	\$	1,252,977	\$	865,358	\$	2,118,335
323 Retail Stores - Building material and garden supply	\$	-	\$	911,144	\$	857,676	\$	1,768,820
324 Retail Stores - Food and beverage	\$	-	\$	3,491,938	\$	3,256,512	\$	6,748,450
325 Retail Stores - Health and personal care	\$	-	\$	3,042,536	\$	2,068,851	\$	5,111,387
326 Retail Stores - Gasoline stations	\$	-	\$	175,153	\$	173,247	\$	348,399
327 Retail Stores - Clothing and clothing accessories	\$	-	\$	2,060,602	\$	2,235,056	\$	4,295,658
328 Retail Stores - Sporting goods, hobby, book and music	\$	-	\$	1,112,916	\$	654,966	\$	1,767,882
329 Retail Stores - General merchandise	\$	-	\$	2,569,471	\$	1,679,315	\$	4,248,786
330 Retail Stores - Miscellaneous	\$	-	\$	2,061,678	\$	1,382,239	\$	3,443,917
331 Retail Nonstores - Direct and electronic sales	\$	-	\$	1,346,554	\$	2,301,889	\$	3,648,442
332 Transport by air	\$	-	\$	443,804	\$	1,754,886	\$	2,198,690
333 Transport by rail	\$	-	\$	888,889	\$	389,863	\$	1,278,752
334 Transport by water	\$	-	\$	73,671	\$	298,244	\$	371,915
335 Transport by truck	\$	-	\$	3,192,386	\$	1,003,801	\$	4,196,188
336 Transit and ground passenger transportation	\$	-	\$	85,601	\$	531,004	\$	616,604
337 Transport by pipeline	\$	-	\$	2,494	\$	9,595	\$	12,089
338 Scenic and sightseeing transportation and support activities for transportation	\$	-	\$	600,104	\$	450,056	\$	1,050,160
339 Couriers and messengers	\$	-	\$	573,099	\$	618,102	\$	1,191,201
340 Warehousing and storage	\$	-	\$	133,214	\$	134,837	\$	268,052
341 Newspaper publishers	\$	-	\$	97,170	\$	401,863	\$	499,033
342 Periodical publishers	\$	-	\$	432,739	\$	926,353	\$	1,359,091
343 Book publishers	\$	-	\$	24,968	\$	521,767	\$	546,736
344 Directory, mailing list, and other publishers	\$	-	\$	29,366	\$	92,990	\$	122,356
345 Software publishers	\$	-	\$	69,047	\$	351,851	\$	420,898
346 Motion picture and video industries	\$	-	\$	301,321	\$	1,249,648	\$	1,550,968
347 Sound recording industries	\$	-	\$	14,654	\$	394,503	\$	409,157
348 Radio and television broadcasting	\$	-	\$	460,913	\$	602,009	\$	1,062,922
349 Cable and other subscription programming	\$	-	\$	410,055	\$	643,493	\$	1,053,548
350 Internet publishing and broadcasting	\$	-	\$	131,055	\$	310,726	\$	441,781
351 Telecommunications	\$	-	\$	3,618,856	\$	5,853,811	\$	9,472,667
352 Data processing, hosting, ISP, web search portals and related services	\$	-	\$	190,792	\$	1,236,498	\$	1,427,289
353 Other information services	\$	-	\$	82,182	\$	237,362	\$	319,544
354 Monetary authorities and depository credit intermediation activities	\$	-	\$	3,491,010	\$	8,677,248	\$	12,168,258
355 Nondepository credit intermediation and related activities	\$	-	\$	2,569,003	\$	8,493,830	\$	11,062,833
356 Securities, commodity contracts, investments, and related activities	\$	-	\$	1,271,236	\$	5,464,053	\$	6,735,289
357 Insurance carriers	\$	-	\$	1,114,651	\$	11,741,485	\$	12,856,136
358 Insurance agencies, brokerages, and related activities	\$	-	\$	413,177	\$	2,969,964	\$	3,383,142
359 Funds, trusts, and other financial vehicles	\$	-	\$	32,884	\$	4,000,168	\$	4,033,052
360 Real estate establishments	\$	-	\$	4,747,111	\$	20,156,708	\$	24,903,819
361 Imputed rental activity for owner-occupied dwellings	\$	-	\$	-	\$	32,195,822	\$	32,195,822
362 Automotive equipment rental and leasing	\$	-	\$	74,363	\$	196,806	\$	271,169
363 General and consumer goods rental except video tapes and discs	\$	-	\$	51,039	\$	195,456	\$	246,495
364 Video tape and disc rental	\$	-	\$	-	\$	79,083	\$	79,083
365 Commercial and industrial machinery and equipment rental and leasing	\$	-	\$	1,988,797	\$	310,224	\$	2,299,021
366 Lessors of nonfinancial intangible assets	\$	-	\$	1,247,750	\$	854,185	\$	2,101,935
367 Legal services	\$	-	\$	4,431,431	\$	4,881,047	\$	9,312,478
368 Accounting, tax preparation, bookkeeping, and payroll services	\$	-	\$	2,953,779	\$	1,673,310	\$	4,627,089
369 Architectural, engineering, and related services	\$	-	\$	13,285,516	\$	2,022,380	\$	15,307,896
370 Specialized design services	\$	-	\$	354,712	\$	222,049	\$	576,761
371 Custom computer programming services	\$	-	\$	218,266	\$	4,306,596	\$	4,524,862
372 Computer systems design services	\$	-	\$	597,305	\$	734,105	\$	1,331,410
373 Other computer related services, including facilities management	\$	-	\$	541,623	\$	317,938	\$	859,561
374 Management, scientific, and technical consulting services	\$	-	\$	1,235,780	\$	1,618,175	\$	2,853,955
375 Environmental and other technical consulting services	\$	-	\$	162,583	\$	163,393	\$	325,976
376 Scientific research and development services	\$	-	\$	271,022	\$	563,995	\$	835,017
377 Advertising and related services	\$	-	\$	1,320,100	\$	1,598,511	\$	2,918,611
378 Photographic services	\$	-	\$	36,934	\$	119,907	\$	156,841
379 Veterinary services	\$	-	\$	3	\$	214,771	\$	214,774
380 All other miscellaneous professional, scientific, and technical services	\$	-	\$	580,830	\$	619,060	\$	1,199,890
381 Management of companies and enterprises	\$	-	\$	1,467,332	\$	2,348,469	\$	3,815,801
382 Employment services	\$	-	\$	1,204,328	\$	1,716,965	\$	2,921,293
383 Travel arrangement and reservation services	\$	-	\$	140,479	\$	334,439	\$	474,918
384 Office administrative services	\$	-	\$	645,369	\$	684,815	\$	1,330,184
385 Facilities support services	\$	-	\$	33,478	\$	60,565	\$	94,043
386 Business support services	\$	-	\$	504,354	\$	552,610	\$	1,056,964
387 Investigation and security services	\$	-	\$	414,975	\$	576,425	\$	991,399
388 Services to buildings and dwellings	\$	-	\$	969,172	\$	1,802,697	\$	2,771,869
389 Other support services	\$	-	\$	434,642	\$	374,554	\$	809,196
390 Waste management and remediation services	\$	-	\$	537,862	\$	551,194	\$	1,089,056
391 Private elementary and secondary schools	\$	-	\$	-	\$	1,629,289	\$	1,629,289
392 Private junior colleges, colleges, universities, and professional schools	\$	-	\$	47,223	\$	5,394,786	\$	5,442,009

393 Other private educational services	\$	-	\$	17,131	\$	1,511,560	\$	1,528,691
394 Offices of physicians, dentists, and other health practitioners	\$	-	\$	9	\$	9,448,219	\$	9,448,228
395 Home health care services	\$	-	\$	-	\$	2,202,304	\$	2,202,304
396 Medical and diagnostic labs and outpatient and other ambulatory care services	\$	-	\$	405	\$	3,166,116	\$	3,166,522
397 Private hospitals	\$	-	\$	24	\$	18,136,520	\$	18,136,544
398 Nursing and residential care facilities	\$	-	\$	-	\$	4,394,189	\$	4,394,189
399 Child day care services	\$	-	\$	-	\$	1,233,318	\$	1,233,318
400 Individual and family services	\$	-	\$	-	\$	1,742,681	\$	1,742,681
401 Community food, housing, and other relief services, including rehabilitation services	\$	-	\$	6	\$	876,458	\$	876,463
402 Performing arts companies	\$	-	\$	30,277	\$	288,896	\$	319,173
403 Spectator sports companies	\$	-	\$	86,149	\$	349,530	\$	435,679
404 Promoters of performing arts and sports and agents for public figures	\$	-	\$	59,449	\$	652,220	\$	711,668
405 Independent artists, writers, and performers	\$	-	\$	155,059	\$	301,646	\$	456,705
406 Museums, historical sites, zoos, and parks	\$	-	\$	-	\$	426,955	\$	426,955
407 Fitness and recreational sports centers	\$	-	\$	54,116	\$	423,223	\$	477,339
408 Bowling centers	\$	-	\$	20	\$	37,954	\$	37,974
409 Amusement parks, arcades, and gambling industries	\$	-	\$	212	\$	959,279	\$	959,491
410 Other amusement and recreation industries	\$	-	\$	10,400	\$	149,378	\$	159,778
411 Hotels and motels, including casino hotels	\$	-	\$	70,545	\$	279,202	\$	349,746
412 Other accommodations	\$	-	\$	468	\$	31,414	\$	31,882
413 Food services and drinking places	\$	-	\$	884,216	\$	11,926,718	\$	12,810,934
414 Automotive repair and maintenance, except car washes	\$	-	\$	491,602	\$	612,829	\$	1,104,431
415 Car washes	\$	-	\$	31,300	\$	76,416	\$	107,716
416 Electronic and precision equipment repair and maintenance	\$	-	\$	251,802	\$	369,557	\$	621,359
417 Commercial and industrial machinery and equipment repair and maintenance	\$	-	\$	735,802	\$	197,607	\$	933,409
418 Personal and household goods repair and maintenance	\$	-	\$	368,461	\$	335,233	\$	703,694
419 Personal care services	\$	-	\$	11	\$	1,630,420	\$	1,630,430
420 Death care services	\$	-	\$	-	\$	381,219	\$	381,219
421 Dry-cleaning and laundry services	\$	-	\$	23,831	\$	490,426	\$	514,257
422 Other personal services	\$	-	\$	63,932	\$	1,449,471	\$	1,513,404
423 Religious organizations	\$	-	\$	-	\$	1,799,708	\$	1,799,708
424 Grantmaking, giving, and social advocacy organizations	\$	-	\$	389	\$	1,913,210	\$	1,913,599
425 Civic, social, professional, and similar organizations	\$	-	\$	780,234	\$	1,786,535	\$	2,566,769
426 Private household operations	\$	-	\$	-	\$	548,368	\$	548,368
427 US Postal Service	\$	-	\$	392,501	\$	838,792	\$	1,231,293
428 Federal electric utilities	\$	-	\$	-	\$	-	\$	-
429 Other Federal Government enterprises	\$	-	\$	14,485	\$	26,808	\$	41,293
430 State and local government passenger transit	\$	-	\$	74,577	\$	462,622	\$	537,199
431 State and local government electric utilities	\$	-	\$	26,681	\$	95,265	\$	121,946
432 Other state and local government enterprises	\$	-	\$	633,163	\$	4,328,969	\$	4,962,133
433 * Not an industry (Used and secondhand goods)	\$	-	\$	-	\$	-	\$	-
434 * Not an industry (Scrap)	\$	-	\$	-	\$	-	\$	-
435 * Not an industry (Rest of the world adjustment)	\$	-	\$	-	\$	-	\$	-
436 * Not an industry (Noncomparable foreign imports)	\$	-	\$	-	\$	-	\$	-
437 * Employment and payroll only (state & local govt, non-education)	\$	-	\$	-	\$	13,252,314	\$	13,252,314
438 * Employment and payroll only (state & local govt, education)	\$	-	\$	-	\$	10,296,072	\$	10,296,072
439 * Employment and payroll only (federal govt, non-military)	\$	-	\$	-	\$	-	\$	-
440 * Employment and payroll only (federal govt, military)	\$	-	\$	-	\$	-	\$	-

**Appendix 5 B. Employment Impact of Deregulation 2010 (Full Time Equivalent-FTE)**

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<b>Sector</b>	<b>Description</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
0	Total	3,609	689	1,701	5,998
1	Oilseed farming	-	-	-	-
2	Grain farming	-	0	0	0
3	Vegetable and melon farming	-	0	0	0
4	Fruit farming	-	0	0	0
5	Tree nut farming	-	-	-	-
6	Greenhouse, nursery, and floriculture production	-	0	0	0
7	Tobacco farming	-	-	-	-
8	Cotton farming	-	-	-	-
9	Sugarcane and sugar beet farming	-	-	-	-
10	All other crop farming	-	-	-	-
11	Cattle ranching and farming	-	-	-	-
12	Dairy cattle and milk production	-	-	-	-
13	Poultry and egg production	-	-	-	-
14	Animal production, except cattle and poultry and eggs	-	0	0	0
15	Forestry, forest products, and timber tract production	-	0	0	0
16	Commercial logging	-	-	-	-
17	Commercial Fishing	-	0	0	0
18	Commercial hunting and trapping	-	-	0	0
19	Support activities for agriculture and forestry	-	0	1	1
20	Extraction of oil and natural gas	-	0	1	1
21	Mining coal	-	0	0	0
22	Mining iron ore	-	-	-	-
23	Mining copper, nickel, lead, and zinc	-	0	0	0
24	Mining gold, silver, and other metal ore	-	0	0	0
25	Mining and quarrying stone	-	3	0	3
26	Mining and quarrying sand, gravel, clay, and ceramic and refractory minerals	-	3	0	3
27	Mining and quarrying other nonmetallic minerals	-	-	-	-
28	Drilling oil and gas wells	-	-	0	0
29	Support activities for oil and gas operations	-	0	0	0
30	Support activities for other mining	-	0	0	0
31	Electric power generation, transmission, and distribution	-	2	6	8
32	Natural gas distribution	-	0	1	2
33	Water, sewage and other treatment and delivery systems	-	0	0	0
34	Construction of new nonresidential commercial and health care structures	-	-	17	17
35	Construction of new nonresidential manufacturing structures	-	-	-	-
36	Construction of other new nonresidential structures	-	-	30	30
37	Construction of new residential permanent site single- and multi-family structures	-	-	-	-
38	Construction of other new residential structures	-	-	-	-
39	Maintenance and repair construction of nonresidential structures	-	3	7	9
40	Maintenance and repair construction of residential structures	3,609	0	5	3,614
41	Dog and cat food manufacturing	-	0	0	0
42	Other animal food manufacturing	-	-	-	-
43	Flour milling and malt manufacturing	-	-	-	-
44	Wet corn milling	-	-	-	-
45	Soybean and other oilseed processing	-	0	0	0
46	Fats and oils refining and blending	-	0	0	0
47	Breakfast cereal manufacturing	-	-	-	-
48	Sugar cane mills and refining	-	0	0	0
49	Beet sugar manufacturing	-	-	-	-
50	Chocolate and confectionery manufacturing from cacao beans	-	0	0	0
51	Confectionery manufacturing from purchased chocolate	-	0	0	0
52	Nonchocolate confectionery manufacturing	-	0	0	0

53 Frozen food manufacturing	-	0	0	0
54 Fruit and vegetable canning, pickling, and drying	-	0	0	0
55 Fluid milk and butter manufacturing	-	0	0	0
56 Cheese manufacturing	-	0	0	0
57 Dry, condensed, and evaporated dairy product manufacturing	-	0	0	0
58 Ice cream and frozen dessert manufacturing	-	0	0	0
59 Animal (except poultry) slaughtering, rendering, and processing	-	0	1	1
60 Poultry processing	-	0	0	0
61 Seafood product preparation and packaging	-	0	0	0
62 Bread and bakery product manufacturing	-	0	3	3
63 Cookie, cracker, and pasta manufacturing	-	0	0	0
64 Tortilla manufacturing	-	0	0	0
65 Snack food manufacturing	-	0	0	0
66 Coffee and tea manufacturing	-	0	0	0
67 Flavoring syrup and concentrate manufacturing	-	0	0	0
68 Seasoning and dressing manufacturing	-	0	0	0
69 All other food manufacturing	-	0	0	0
70 Soft drink and ice manufacturing	-	0	0	0
71 Breweries	-	0	0	0
72 Wineries	-	0	0	0
73 Distilleries	-	0	0	0
74 Tobacco product manufacturing	-	-	0	0
75 Fiber, yarn, and thread mills	-	0	0	0
76 Broadwoven fabric mills	-	0	0	0
77 Narrow fabric mills and schiffli machine embroidery	-	0	0	0
78 Nonwoven fabric mills	-	-	-	-
79 Knit fabric mills	-	0	0	0
80 Textile and fabric finishing mills	-	0	0	0
81 Fabric coating mills	-	0	0	0
82 Carpet and rug mills	-	0	0	0
83 Curtain and linen mills	-	0	0	0
84 Textile bag and canvas mills	-	0	0	0
85 All other textile product mills	-	0	0	0
86 Apparel knitting mills	-	0	0	0
87 Cut and sew apparel contractors	-	0	1	1
88 Mens and boys cut and sew apparel manufacturing	-	0	0	0
89 Womens and girls cut and sew apparel manufacturing	-	0	1	1
90 Other cut and sew apparel manufacturing	-	0	0	0
91 Apparel accessories and other apparel manufacturing	-	0	0	0
92 Leather and hide tanning and finishing	-	0	0	0
93 Footwear manufacturing	-	0	0	0
94 Other leather and allied product manufacturing	-	0	0	0
95 Sawmills and wood preservation	-	0	0	0
96 Veneer and plywood manufacturing	-	1	0	1
97 Engineered wood member and truss manufacturing	-	-	-	-
98 Reconstituted wood product manufacturing	-	-	-	-
99 Wood windows and doors and millwork manufacturing	-	7	0	7
100 Wood container and pallet manufacturing	-	0	0	0
101 Manufactured home (mobile home) manufacturing	-	0	0	0
102 Prefabricated wood building manufacturing	-	3	0	3
103 All other miscellaneous wood product manufacturing	-	0	0	0
104 Pulp mills	-	0	0	0
105 Paper mills	-	0	0	0
106 Paperboard Mills	-	0	0	0
107 Paperboard container manufacturing	-	0	0	0
108 Coated and laminated paper, packaging paper and plastics film manufacturing	-	0	0	0
109 All other paper bag and coated and treated paper manufacturing	-	0	0	0



110 Stationery product manufacturing	-	0	0	0
111 Sanitary paper product manufacturing	-	0	0	0
112 All other converted paper product manufacturing	-	0	0	0
113 Printing	-	0	1	1
114 Support activities for printing	-	0	0	0
115 Petroleum refineries	-	0	0	0
116 Asphalt paving mixture and block manufacturing	-	1	0	1
117 Asphalt shingle and coating materials manufacturing	-	0	0	0
118 Petroleum lubricating oil and grease manufacturing	-	0	0	0
119 All other petroleum and coal products manufacturing	-	-	-	-
120 Petrochemical manufacturing	-	0	0	0
121 Industrial gas manufacturing	-	0	0	0
122 Synthetic dye and pigment manufacturing	-	0	0	0
123 Alkalies and chlorine manufacturing	-	0	0	0
124 Carbon black manufacturing	-	-	-	-
125 All other basic inorganic chemical manufacturing	-	0	0	0
126 Other basic organic chemical manufacturing	-	0	0	0
127 Plastics material and resin manufacturing	-	0	0	0
128 Synthetic rubber manufacturing	-	0	0	0
129 Artificial and synthetic fibers and filaments manufacturing	-	-	-	-
130 Fertilizer manufacturing	-	-	-	-
131 Pesticide and other agricultural chemical manufacturing	-	0	0	0
132 Medicinal and botanical manufacturing	-	0	0	0
133 Pharmaceutical preparation manufacturing	-	0	0	0
134 In-vitro diagnostic substance manufacturing	-	-	-	-
135 Biological product (except diagnostic) manufacturing	-	-	-	-
136 Paint and coating manufacturing	-	1	0	1
137 Adhesive manufacturing	-	0	0	0
138 Soap and cleaning compound manufacturing	-	0	0	0
139 Toilet preparation manufacturing	-	0	0	0
140 Printing ink manufacturing	-	0	0	0
141 All other chemical product and preparation manufacturing	-	0	0	0
142 Plastics packaging materials and unlaminated film and sheet manufacturing	-	0	0	0
143 Unlaminated plastics profile shape manufacturing	-	0	0	0
144 Plastics pipe and pipe fitting manufacturing	-	-	-	-
145 Laminated plastics plate, sheet (except packaging), and shape manufacturing	-	0	0	0
146 Polystyrene foam product manufacturing	-	0	0	0
147 Urethane and other foam product (except polystyrene) manufacturing	-	0	0	0
148 Plastics bottle manufacturing	-	0	0	0
149 Other plastics product manufacturing	-	1	0	1
150 Tire manufacturing	-	0	0	0
151 Rubber and plastics hoses and belting manufacturing	-	0	0	0
152 Other rubber product manufacturing	-	0	0	0
153 Pottery, ceramics, and plumbing fixture manufacturing	-	0	0	0
154 Brick, tile, and other structural clay product manufacturing	-	3	0	3
155 Clay and nonclay refractory manufacturing	-	0	0	0
156 Flat glass manufacturing	-	0	0	0
157 Other pressed and blown glass and glassware manufacturing	-	0	0	0
158 Glass container manufacturing	-	0	0	0
159 Glass product manufacturing made of purchased glass	-	0	0	0
160 Cement manufacturing	-	-	-	-
161 Ready-mix concrete manufacturing	-	15	0	15
162 Concrete pipe, brick, and block manufacturing	-	0	0	0
163 Other concrete product manufacturing	-	0	0	0
164 Lime and gypsum product manufacturing	-	1	0	1
165 Abrasive product manufacturing	-	0	0	0
166 Cut stone and stone product manufacturing	-	1	0	1

167	Ground or treated mineral and earth manufacturing	-	0	0	0
168	Mineral wool manufacturing	-	-	-	-
169	Miscellaneous nonmetallic mineral product manufacturing	-	0	0	0
170	Iron and steel mills and ferroalloy manufacturing	-	0	0	0
171	Steel product manufacturing from purchased steel	-	0	0	0
172	Alumina refining and primary aluminum production	-	0	0	0
173	Secondary smelting and alloying of aluminum	-	0	0	0
174	Aluminum product manufacturing from purchased aluminum	-	-	-	-
175	Primary smelting and refining of copper	-	-	-	-
176	Primary smelting and refining of nonferrous metal (except copper and aluminum)	-	0	0	0
177	Copper rolling, drawing, extruding and alloying	-	0	0	0
178	Nonferrous metal (except copper and aluminum) rolling, drawing, extruding and alloying	-	0	0	0
179	Ferrous metal foundries	-	0	0	0
180	Nonferrous metal foundries	-	0	0	0
181	All other forging, stamping, and sintering	-	0	0	0
182	Custom roll forming	-	0	0	0
183	Crown and closure manufacturing and metal stamping	-	0	0	0
184	Cutlery, utensil, pot, and pan manufacturing	-	0	0	0
185	Handtool manufacturing	-	0	0	0
186	Plate work and fabricated structural product manufacturing	-	1	0	1
187	Ornamental and architectural metal products manufacturing	-	8	0	9
188	Power boiler and heat exchanger manufacturing	-	0	0	0
189	Metal tank (heavy gauge) manufacturing	-	0	0	0
190	Metal can, box, and other metal container (light gauge) manufacturing	-	0	0	0
191	Ammunition manufacturing	-	-	-	-
192	Arms, ordnance, and accessories manufacturing	-	0	0	0
193	Hardware manufacturing	-	0	0	0
194	Spring and wire product manufacturing	-	0	0	0
195	Machine shops	-	0	0	0
196	Turned product and screw, nut, and bolt manufacturing	-	0	0	0
197	Coating, engraving, heat treating and allied activities	-	0	0	0
198	Valve and fittings other than plumbing manufacturing	-	0	0	0
199	Plumbing fixture fitting and trim manufacturing	-	0	0	1
200	Ball and roller bearing manufacturing	-	-	-	-
201	Fabricated pipe and pipe fitting manufacturing	-	0	0	0
202	Other fabricated metal manufacturing	-	0	0	0
203	Farm machinery and equipment manufacturing	-	-	-	-
204	Lawn and garden equipment manufacturing	-	-	-	-
205	Construction machinery manufacturing	-	0	0	0
206	Mining and oil and gas field machinery manufacturing	-	0	0	0
207	Other industrial machinery manufacturing	-	0	0	0
208	Plastics and rubber industry machinery manufacturing	-	0	0	0
209	Semiconductor machinery manufacturing	-	-	-	-
210	Vending, commercial, industrial, and office machinery manufacturing	-	0	0	0
211	Optical instrument and lens manufacturing	-	0	0	0
212	Photographic and photocopying equipment manufacturing	-	0	0	0
213	Other commercial and service industry machinery manufacturing	-	0	0	0
214	Air purification and ventilation equipment manufacturing	-	0	0	0
215	Heating equipment (except warm air furnaces) manufacturing	-	0	0	0
216	Air conditioning, refrigeration, and warm air heating equipment manufacturing	-	1	0	1
217	Industrial mold manufacturing	-	0	0	0
218	Metal cutting and forming machine tool manufacturing	-	0	0	0
219	Special tool, die, jig, and fixture manufacturing	-	0	0	0
220	Cutting tool and machine tool accessory manufacturing	-	0	0	0
221	Rolling mill and other metalworking machinery manufacturing	-	-	-	-
222	Turbine and turbine generator set units manufacturing	-	0	0	0
223	Speed changer, industrial high-speed drive, and gear manufacturing	-	0	0	0

224 Mechanical power transmission equipment manufacturing	-	-	-	-
225 Other engine equipment manufacturing	-	0	0	0
226 Pump and pumping equipment manufacturing	-	0	0	0
227 Air and gas compressor manufacturing	-	0	0	0
228 Material handling equipment manufacturing	-	0	0	0
229 Power-driven handtool manufacturing	-	0	0	0
230 Other general purpose machinery manufacturing	-	0	0	0
231 Packaging machinery manufacturing	-	0	0	0
232 Industrial process furnace and oven manufacturing	-	-	-	-
233 Fluid power process machinery manufacturing	-	-	-	-
234 Electronic computer manufacturing	-	0	0	0
235 Computer storage device manufacturing	-	0	0	0
236 Computer terminals and other computer peripheral equipment manufacturing	-	0	0	0
237 Telephone apparatus manufacturing	-	0	0	0
238 Broadcast and wireless communications equipment manufacturing	-	0	0	0
239 Other communications equipment manufacturing	-	0	0	0
240 Audio and video equipment manufacturing	-	0	0	0
241 Electron tube manufacturing	-	0	0	0
242 Bare printed circuit board manufacturing	-	0	0	0
243 Semiconductor and related device manufacturing	-	0	0	0
244 Electronic capacitor, resistor, coil, transformer, and other inductor manufacturing	-	0	0	0
245 Electronic connector manufacturing	-	0	0	0
246 Printed circuit assembly (electronic assembly) manufacturing	-	-	-	-
247 Other electronic component manufacturing	-	0	0	0
248 Electromedical and electrotherapeutic apparatus manufacturing	-	0	0	0
249 Search, detection, and navigation instruments manufacturing	-	0	0	0
250 Automatic environmental control manufacturing	-	0	0	0
251 Industrial process variable instruments manufacturing	-	0	0	0
252 Totalizing fluid meters and counting devices manufacturing	-	0	0	0
253 Electricity and signal testing instruments manufacturing	-	0	0	0
254 Analytical laboratory instrument manufacturing	-	0	0	0
255 Irradiation apparatus manufacturing	-	0	0	0
256 Watch, clock, and other measuring and controlling device manufacturing	-	0	0	0
257 Software, audio, and video media for reproduction	-	0	0	0
258 Magnetic and optical recording media manufacturing	-	0	0	0
259 Electric lamp bulb and part manufacturing	-	-	-	-
260 Lighting fixture manufacturing	-	0	0	1
261 Small electrical appliance manufacturing	-	-	-	-
262 Household cooking appliance manufacturing	-	0	0	0
263 Household refrigerator and home freezer manufacturing	-	0	0	0
264 Household laundry equipment manufacturing	-	-	-	-
265 Other major household appliance manufacturing	-	-	-	-
266 Power, distribution, and specialty transformer manufacturing	-	0	0	0
267 Motor and generator manufacturing	-	0	0	0
268 Switchgear and switchboard apparatus manufacturing	-	0	0	0
269 Relay and industrial control manufacturing	-	0	0	0
270 Storage battery manufacturing	-	0	0	0
271 Primary battery manufacturing	-	-	-	-
272 Communication and energy wire and cable manufacturing	-	0	0	0
273 Wiring device manufacturing	-	2	0	2
274 Carbon and graphite product manufacturing	-	-	-	-
275 All other miscellaneous electrical equipment and component manufacturing	-	0	0	0
276 Automobile manufacturing	-	-	-	-
277 Light truck and utility vehicle manufacturing	-	-	-	-
278 Heavy duty truck manufacturing	-	-	-	-
279 Motor vehicle body manufacturing	-	0	0	0
280 Truck trailer manufacturing	-	-	-	-

281 Motor home manufacturing	-	-	-	-
282 Travel trailer and camper manufacturing	-	-	-	-
283 Motor vehicle parts manufacturing	-	0	0	0
284 Aircraft manufacturing	-	-	-	-
285 Aircraft engine and engine parts manufacturing	-	0	0	0
286 Other aircraft parts and auxiliary equipment manufacturing	-	0	0	0
287 Guided missile and space vehicle manufacturing	-	-	-	-
288 Propulsion units and parts for space vehicles and guided missiles manufacturing	-	-	-	-
289 Railroad rolling stock manufacturing	-	0	0	0
290 Ship building and repairing	-	0	0	0
291 Boat building	-	-	-	-
292 Motorcycle, bicycle, and parts manufacturing	-	0	0	0
293 Military armored vehicle, tank, and tank component manufacturing	-	-	-	-
294 All other transportation equipment manufacturing	-	-	-	-
295 Wood kitchen cabinet and countertop manufacturing	-	5	0	5
296 Upholstered household furniture manufacturing	-	0	0	0
297 Nonupholstered wood household furniture manufacturing	-	0	0	0
298 Metal and other household furniture manufacturing	-	0	0	0
299 Institutional furniture manufacturing	-	0	0	0
300 Office Furniture	-	0	0	0
301 Custom architectural woodwork and millwork manufacturing	-	0	0	0
302 Showcase, partition, shelving, and locker manufacturing	-	0	0	0
303 Mattress manufacturing	-	0	0	0
304 Blind and shade manufacturing	-	0	0	0
305 Surgical and medical instrument, laboratory and medical instrument manufacturing	-	0	0	0
306 Surgical appliance and supplies manufacturing	-	0	0	0
307 Dental equipment and supplies manufacturing	-	0	0	0
308 Ophthalmic goods manufacturing	-	0	0	0
309 Dental laboratories manufacturing	-	0	0	0
310 Jewelry and silverware manufacturing	-	0	0	0
311 Sporting and athletic goods manufacturing	-	0	0	0
312 Doll, toy, and game manufacturing	-	0	0	0
313 Office supplies (except paper) manufacturing	-	0	0	0
314 Sign manufacturing	-	0	0	0
315 Gasket, packing, and sealing device manufacturing	-	0	0	0
316 Musical instrument manufacturing	-	0	0	0
317 All other miscellaneous manufacturing	-	0	0	0
318 Broom, brush, and mop manufacturing	-	0	0	0
319 Wholesale trade businesses	-	67	55	122
320 Retail Stores - Motor vehicle and parts	-	10	7	17
321 Retail Stores - Furniture and home furnishings	-	6	7	13
322 Retail Stores - Electronics and appliances	-	13	9	22
323 Retail Stores - Building material and garden supply	-	9	9	18
324 Retail Stores - Food and beverage	-	48	45	92
325 Retail Stores - Health and personal care	-	29	20	48
326 Retail Stores - Gasoline stations	-	2	2	4
327 Retail Stores - Clothing and clothing accessories	-	19	21	40
328 Retail Stores - Sporting goods, hobby, book and music	-	17	10	26
329 Retail Stores - General merchandise	-	31	21	52
330 Retail Stores - Miscellaneous	-	29	19	49
331 Retail Nonstores - Direct and electronic sales	-	10	17	27
332 Transport by air	-	1	6	7
333 Transport by rail	-	2	1	3
334 Transport by water	-	0	0	1
335 Transport by truck	-	21	7	28
336 Transit and ground passenger transportation	-	2	11	13
337 Transport by pipeline	-	0	0	0

338 Scenic and sightseeing transportation and support activities for transportation	-	5	4	10
339 Couriers and messengers	-	5	6	11
340 Warehousing and storage	-	2	2	3
341 Newspaper publishers	-	0	2	2
342 Periodical publishers	-	1	2	3
343 Book publishers	-	0	1	1
344 Directory, mailing list, and other publishers	-	0	0	0
345 Software publishers	-	0	0	1
346 Motion picture and video industries	-	1	3	4
347 Sound recording industries	-	0	0	0
348 Radio and television broadcasting	-	1	1	2
349 Cable and other subscription programming	-	1	1	1
350 Internet publishing and broadcasting	-	1	2	3
351 Telecommunications	-	6	10	17
352 Data processing, hosting, ISP, web search portals and related services	-	1	3	4
353 Other information services	-	1	2	2
354 Monetary authorities and depository credit intermediation activities	-	6	14	20
355 Nondepository credit intermediation and related activities	-	3	10	13
356 Securities, commodity contracts, investments, and related activities	-	5	20	25
357 Insurance carriers	-	2	19	21
358 Insurance agencies, brokerages, and related activities	-	1	10	12
359 Funds, trusts, and other financial vehicles	-	0	8	8
360 Real estate establishments	-	16	69	85
361 Imputed rental activity for owner-occupied dwellings	-	-	-	-
362 Automotive equipment rental and leasing	-	0	1	1
363 General and consumer goods rental except video tapes and discs	-	0	2	2
364 Video tape and disc rental	-	-	1	1
365 Commercial and industrial machinery and equipment rental and leasing	-	6	1	6
366 Lessors of nonfinancial intangible assets	-	0	0	1
367 Legal services	-	15	17	32
368 Accounting, tax preparation, bookkeeping, and payroll services	-	18	10	28
369 Architectural, engineering, and related services	-	85	13	98
370 Specialized design services	-	2	1	3
371 Custom computer programming services	-	1	25	27
372 Computer systems design services	-	6	7	13
373 Other computer related services, including facilities management	-	2	1	3
374 Management, scientific, and technical consulting services	-	6	7	13
375 Environmental and other technical consulting services	-	1	1	2
376 Scientific research and development services	-	2	4	6
377 Advertising and related services	-	5	6	11
378 Photographic services	-	0	1	1
379 Veterinary services	-	0	3	3
380 All other miscellaneous professional, scientific, and technical services	-	2	2	4
381 Management of companies and enterprises	-	5	7	12
382 Employment services	-	17	24	41
383 Travel arrangement and reservation services	-	1	2	3
384 Office administrative services	-	3	3	7
385 Facilities support services	-	0	0	1
386 Business support services	-	6	6	12
387 Investigation and security services	-	8	12	20
388 Services to buildings and dwellings	-	11	20	30
389 Other support services	-	2	2	5
390 Waste management and remediation services	-	2	2	5
391 Private elementary and secondary schools	-	-	26	26
392 Private junior colleges, colleges, universities, and professional schools	-	0	47	48
393 Other private educational services	-	0	19	19
394 Offices of physicians, dentists, and other health practitioners	-	0	61	61

395 Home health care services	-	-	36	36
396 Medical and diagnostic labs and outpatient and other ambulatory care services	-	0	19	19
397 Private hospitals	-	0	104	104
398 Nursing and residential care facilities	-	-	53	53
399 Child day care services	-	-	20	20
400 Individual and family services	-	-	37	37
401 Community food, housing, and other relief services, including rehabilitation services	-	0	13	13
402 Performing arts companies	-	1	6	6
403 Spectator sports companies	-	1	4	5
404 Promoters of performing arts and sports and agents for public figures	-	0	5	6
405 Independent artists, writers, and performers	-	1	1	2
406 Museums, historical sites, zoos, and parks	-	-	2	2
407 Fitness and recreational sports centers	-	1	8	9
408 Bowling centers	-	0	0	0
409 Amusement parks, arcades, and gambling industries	-	0	7	7
410 Other amusement and recreation industries	-	0	2	2
411 Hotels and motels, including casino hotels	-	0	1	2
412 Other accommodations	-	0	0	0
413 Food services and drinking places	-	9	120	129
414 Automotive repair and maintenance, except car washes	-	6	8	14
415 Car washes	-	1	2	2
416 Electronic and precision equipment repair and maintenance	-	1	2	3
417 Commercial and industrial machinery and equipment repair and maintenance	-	5	1	6
418 Personal and household goods repair and maintenance	-	2	2	3
419 Personal care services	-	0	17	17
420 Death care services	-	-	2	2
421 Dry-cleaning and laundry services	-	0	8	9
422 Other personal services	-	0	7	7
423 Religious organizations	-	-	9	9
424 Grantmaking, giving, and social advocacy organizations	-	0	13	13
425 Civic, social, professional, and similar organizations	-	6	15	21
426 Private household operations	-	-	41	41
427 US Postal Service	-	3	7	10
428 Federal electric utilities	-	-	-	-
429 Other Federal Government enterprises	-	0	0	0
430 State and local government passenger transit	-	1	6	8
431 State and local government electric utilities	-	0	0	0
432 Other state and local government enterprises	-	2	13	15
433 * Not an industry (Used and secondhand goods)	-	-	-	-
434 * Not an industry (Scrap)	-	-	-	-
435 * Not an industry (Rest of the world adjustment)	-	-	-	-
436 * Not an industry (Noncomparable foreign imports)	-	-	-	-
437 * Employment and payroll only (state & local govt, non-education)	-	-	142	142
438 * Employment and payroll only (state & local govt, education)	-	-	95	95
439 * Employment and payroll only (federal govt, non-military)	-	-	-	-
440 * Employment and payroll only (federal govt, military)	-	-	-	-

**Appendix 5C. Federal Tax Impact of Deregulation 2010 (2010\$)**

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	<b>Employee Compensation</b>	<b>Proprietor Income</b>	<b>Indirect Business Tax</b>	<b>Households</b>	<b>Corporations</b>
Social Ins Tax- Employee Contribution	\$19,229,354	\$2,318,202			
Social Ins Tax- Employer Contribution	\$18,902,423				
Indirect Bus Tax: Excise Taxes			\$2,036,478		
Indirect Bus Tax: Custom Duty			\$658,861		
Indirect Bus Tax: Fed NonTaxes			\$1,748,405		
Corporate Profits Tax					\$5,799,864
Personal Tax: Income Tax				\$25,494,968	
<b>Total Federal Tax</b>	<b>\$38,131,777</b>	<b>\$2,318,202</b>	<b>\$4,443,743</b>	<b>\$25,494,968</b>	<b>\$5,799,864</b>

**State and Local Tax Impact of Deregulation 2010 (2010\$)**

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<b>Description</b>	<b>Employee Compensation</b>	<b>Proprietor Income</b>	<b>Indirect Business Tax</b>	<b>Households</b>	<b>Corporations</b>
Dividends					\$5,736,620
Social Ins Tax- Employee Contribution	\$285,647	\$0			
Social Ins Tax- Employer Contribution	\$709,511				
Indirect Bus Tax: Sales Tax			\$9,766,239		
Indirect Bus Tax: Property Tax			\$12,339,015		
Indirect Bus Tax: Motor Vehicle Lic			\$129,542		
Indirect Bus Tax: Severance Tax			\$0		
Indirect Bus Tax: Other Taxes			\$1,743,494		
Indirect Bus Tax: S/L NonTaxes			\$379,248		
Corporate Profits Tax					\$4,127,314
Personal Tax: Income Tax				\$12,786,439	
Personal Tax: NonTaxes (Fines- Fees				\$2,736,388	
Personal Tax: Motor Vehicle License				\$248,100	
Personal Tax: Property Taxes				\$223,930	
Personal Tax: Other Tax (Fish/Hunt)				\$59,669	
<b>Total State and Local Tax</b>	<b>\$995,158</b>	<b>\$0</b>	<b>\$24,357,539</b>	<b>\$16,054,526</b>	<b>\$9,863,934</b>