

1 by redesignating section 220 as section 221 and by insert-
2 ing after section 219 the following new section:

3 **“SEC. 220. INDIVIDUAL INVESTMENT ACCOUNTS.**

4 “(a) DEDUCTION ALLOWED.—In the case of an indi-
5 vidual, there shall be allowed as a deduction an amount
6 equal to the aggregate amount paid in cash for the taxable
7 year by such individual to an individual investment ac-
8 count established for the benefit of such individual.

9 “(b) LIMITATION.—The amount allowable as a de-
10 duction under subsection (a) to any individual for any tax-
11 able year shall not exceed \$2,500.

12 “(c) DEFINITIONS AND SPECIAL RULES.—For pur-
13 poses of this section—

14 “(1) INDIVIDUAL INVESTMENT ACCOUNT.—The
15 term ‘individual investment account’ means a trust
16 created or organized in the United States for the ex-
17 clusive benefit of an individual, but only if the writ-
18 ten governing instrument creating the trust meets
19 the following requirements:

20 “(A) No contribution will be accepted un-
21 less it is in cash.

22 “(B) The trustee is a bank (as defined in
23 section 408(n)) or another person who dem-
24 onstrates to the satisfaction of the Secretary
25 that the manner in which that person will ad-

1 minister the trust will be consistent with the
2 requirements of this section.

3 “(C) No part of the trust assets will be in-
4 vested in life insurance contracts or in any col-
5 lectible (as defined in section 408(m)).

6 “(D) The assets of the trust will not be
7 commingled with other property except in a
8 common trust fund or common investment
9 fund.

10 “(2) TIME WHEN CONTRIBUTIONS DEEMED
11 MADE.—A taxpayer shall be deemed to have made a
12 contribution on the last day of a taxable year if the
13 contribution is made on account of such taxable year
14 and is made not later than the time prescribed by
15 law for filing the return for such taxable year (not
16 including extensions thereof).

17 “(d) TAX TREATMENT OF DISTRIBUTIONS.—

18 “(1) IN GENERAL.—Except as otherwise pro-
19 vided in this subsection, any amount distributed out
20 of an individual investment account shall be included
21 in gross income by the distributee unless—

22 “(A) such amount is treated as a distribu-
23 tion of a contribution to such account for which
24 no deduction was allowed under this section, or

1 “(B) such amount is part of a qualified
2 1st-time homebuyer distribution.

3 “(2) ORDERING RULES.—Distributions (other
4 than qualified 1st-time homebuyer distributions)
5 from an individual investment account shall be treat-
6 ed as made—

7 “(A) first from contributions to such ac-
8 count for which no deduction was allowed under
9 this section; and

10 “(B) then from other amounts.

11 Any qualified 1st-time homebuyer distribution shall
12 be treated as made first from amounts referred to
13 in subparagraph (B) and then from amounts re-
14 ferred to in subparagraph (A).

15 “(3) QUALIFIED 1ST-TIME HOMEBUYER DIS-
16 TRIBUTION.—For purposes of this subsection—

17 “(A) IN GENERAL.—The term ‘qualified
18 1st-time homebuyer distribution’ means any
19 payment or distribution received by a 1st-time
20 homebuyer from an individual investment ac-
21 count to the extent such payment or distribu-
22 tion is used by the individual within 60 days to
23 pay qualified acquisition costs with respect to a
24 principal residence for such individual.

1 “(B) DOLLAR LIMITATION.—The aggregate amount which may be treated as qualified
2 1st-time homebuyer distributions for all taxable
3 years shall not exceed \$15,000.

4 “(C) BASIS REDUCTION.—The basis of any
5 principal residence described in subparagraph
6 (A) shall be reduced by the amount of any
7 qualified 1st-time homebuyer distribution which
8 would be includible in gross income if the last
9 sentence of paragraph (2)(B) did not apply.

10 “(D) DEFINITIONS.—For purposes of this
11 paragraph—

12 “(i) QUALIFIED ACQUISITION
13 COSTS.—The term ‘qualified acquisition
14 costs’ means the costs of acquiring, con-
15 structing, or reconstructing a residence.
16 Such term includes any usual or reason-
17 able settlement, financing, or other closing
18 costs.

19 “(ii) 1ST-TIME HOMEBUYER.—The
20 term ‘1st-time homebuyer’ means any indi-
21 vidual if such individual had no present
22 ownership interest in a principal residence
23 during the 3-year period ending on the
24

1 date of acquisition of the principal resi-
2 dence to which this paragraph applies.

3 “(iii) PRINCIPAL RESIDENCE.—The
4 term ‘principal residence’ has the same
5 meaning as when used in section 1034.

6 “(4) TRANSFER OF ACCOUNT INCIDENT TO DI-
7 VORCE.—The transfer of an individual’s interest in
8 an individual investment account to his former
9 spouse under a divorce decree or under a written in-
10 strument incident to a divorce shall not be consid-
11 ered a taxable transfer made by such individual not-
12 withstanding any other provision of this subtitle, and
13 such interest at the time of the transfer shall be
14 treated as an individual investment account of such
15 spouse and not of such individual. Thereafter such
16 account shall be treated, for purposes of this sub-
17 title, as maintained for the benefit of such spouse.

18 “(e) TAX TREATMENT OF ACCOUNTS.—

19 “(1) EXEMPTION FROM TAX.—An individual in-
20 vestment account shall be exempt from taxation
21 under this subtitle unless such account has ceased to
22 be such an account by reason of paragraph (2). Not-
23 withstanding the preceding sentence, any such ac-
24 count shall be subject to the taxes imposed by sec-

1 tion 511 (relating to imposition of tax on unrelated
2 business income of charitable, etc. organizations).

3 “(2) LOSS OF EXEMPTION OF ACCOUNT WHERE
4 INDIVIDUAL ENGAGES IN PROHIBITED TRANS-
5 ACTION.—

6 “(A) In general.—If, during any taxable
7 year of the individual for whose benefit the indi-
8 vidual investment account is established, that
9 individual engages in any transaction prohibited
10 by section 4975 with respect to the account, the
11 account shall cease to be an individual invest-
12 ment account as of the first day of that taxable
13 year.

14 “(B) ACCOUNT TREATED AS DISTRIBUTING
15 ALL ITS ASSETS.—In any case in which any ac-
16 count ceases to be an individual investment ac-
17 count by reason of subparagraph (A) on the
18 first day of any taxable year, paragraph (1) of
19 subsection (d) shall be applied as if there were
20 a distribution on such first day in an amount
21 equal to the fair market value (on such first
22 day) of all assets in the account (on such first
23 day).

24 “(3) EFFECT OF PLEDGING ACCOUNT AS SECUR-
25 RITY.—If, during any taxable year, an individual for

1 whose benefit an individual investment account is es-
2 tablished uses the account or any portion thereof as
3 security for a loan, the portion so used shall be
4 treated as distributed to that individual.

5 “(4) ROLLOVER CONTRIBUTIONS.—Paragraph
6 (1) shall not apply to any amount paid or distrib-
7 uted out of an individual investment account to the
8 individual for whose benefit the account is main-
9 tained if such amount is paid into another individual
10 investment account for the benefit of such individual
11 not later than the 60th day after the day on which
12 he receives the payment or distribution.

13 “(f) COST-OF-LIVING ADJUSTMENT.—

14 “(1) IN GENERAL.—In the case of any taxable
15 year beginning in a calendar year after 1992, each
16 of the dollar amounts contained in subsections (b)
17 and (d)(3)(B) shall be increased by an amount equal
18 to—

19 “(A) such dollar amount, multiplied by

20 “(B) the cost-of-living adjustment deter-
21 mined under section 1(f)(3) for the calendar
22 year in which the taxable year begins, by sub-
23 stituting ‘1991’ for ‘1989’ in subparagraph (B)
24 thereof.

1 “(2) ROUNDING.—If any dollar amount (as in-
2 creased under paragraph (1)) is not a multiple of
3 \$10, such dollar amount shall be increased to near-
4 est multiple of \$10 (or, if such dollar amount is a
5 multiple of \$5 and not of \$10, such dollar amount
6 shall be increased to next higher multiple of \$10).

7 “(g) CUSTODIAL ACCOUNTS.—For purposes of this
8 section, a custodial account shall be treated as a trust if
9 the assets of such account are held by a bank (as defined
10 in section 408(n)) or another person who demonstrates,
11 to the satisfaction of the Secretary, that the manner in
12 which he will administer the account will be consistent
13 with the requirements of this section, and if the custodial
14 account would, except for the fact that it is not a trust,
15 constitute an individual investment account described in
16 subsection (c). For purposes of this title, in the case of
17 a custodial account treated as a trust by reason of the
18 preceding sentence, the custodian of such account shall be
19 treated as the trustee thereof.

20 “(h) REPORTS.—The trustee of an individual invest-
21 ment account shall make such reports regarding such ac-
22 count to the Secretary and to the individual for whose ben-
23 efit the account is maintained with respect to contribu-
24 tions, distributions, and such other matters as the Sec-
25 retary may require under regulations. The reports re-

1 quired by this subsection shall be filed at such time and
2 in such manner and furnished to such individuals at such
3 time and in such manner as may be required by those
4 regulations.”.

5 (b) DEDUCTION ALLOWED IN ARRIVING AT AD-
6 JUSTED GROSS INCOME.—Subsection (a) of section 62 of
7 such Code (defining adjusted gross income) is amended
8 by adding at the end thereof the following new paragraph:

9 “(14) INDIVIDUAL INVESTMENT ACCOUNT CON-
10 TRIBUTIONS.—The deduction allowed by section 220
11 (relating to individual investment accounts).”.

12 (c) NONRECOGNITION OF GAIN ON SALE OF PRIN-
13 CIPAL RESIDENCE WHERE AMOUNT EQUAL TO OTHER-
14 WISE TAXABLE GAIN DEPOSITED INTO INDIVIDUAL IN-
15 VESTMENT ACCOUNT.—Part III of subchapter B of chap-
16 ter 1 of such Code is amended by inserting after section
17 121 the following new section:

18 **“SEC. 121A. EXCLUSION OF GAIN FROM SALE OF PRINCIPAL**
19 **RESIDENCE IF REINVESTMENT IN INDIVID-**
20 **UAL INVESTMENT ACCOUNT.**

21 “(a) GENERAL RULE.—Gross income does not in-
22 clude gain from the sale or exchange of property if, during
23 the 5-year period ending on the date of the sale or ex-
24 change, such property has been owned and used by the

1 taxpayer as his principal residence for periods aggregating
2 3 years or more.

3 “(b) LIMITATION.—The amount of gain excluded
4 from gross income under subsection (a) shall not exceed
5 the amount paid in cash (during the 1-year period begin-
6 ning on the date of the sale or exchange) to an individual
7 investment account (as defined in section 220(c)) estab-
8 lished for the benefit of the taxpayer or his spouse.

9 “(c) CERTAIN RULES ON OWNERSHIP AND USE TO
10 APPLY.—Rules similar to the rules of section 121(d) shall
11 apply for purposes of determining ownership and use
12 under this section.”.

13 (d) TAX ON PROHIBITED TRANSACTIONS.—Section
14 4975 of such Code (relating to prohibited transactions)
15 is amended—

16 (1) by adding at the end of subsection (c) the
17 following new paragraph:

18 “(4) SPECIAL RULE FOR INDIVIDUAL INVEST-
19 MENT ACCOUNTS.—An individual for whose benefit
20 an individual investment account is established shall
21 be exempt from the tax imposed by this section with
22 respect to any transaction concerning such account
23 (which would otherwise be taxable under this sec-
24 tion) if, with respect to such transaction, the ac-
25 count ceases to be an individual investment account

1 by reason of the application of section 220(e)(2)(A)
2 to such account.”; and

3 (2) by inserting “or an individual investment
4 account described in section 220(c)” in subsection
5 (e)(1) after “described in section 408(a)”.

6 (e) FAILURE TO PROVIDE REPORTS ON INDIVIDUAL
7 INVESTMENT ACCOUNTS.—Section 6693 of such Code (re-
8 lating to failure to provide reports on individual retirement
9 account or annuities) is amended—

10 (1) by inserting “**OR ON INDIVIDUAL IN-**
11 **VESTMENT ACCOUNTS**” after “**ANNUITIES**” in
12 the heading of such section; and

13 (2) by adding at the end of subsection (a) the
14 following: “The person required by section 220(h) to
15 file a report regarding an individual investment ac-
16 count at the time and in the manner required by
17 such section shall pay a penalty of \$50 for each fail-
18 ure unless it is shown that such failure is due to rea-
19 sonable cause.”.

20 (f) ADJUSTMENT OF BASIS OF RESIDENCE AC-
21 QUIRED THROUGH USE OF ACCOUNT.—Subsection (a) of
22 section 1016 of such Code is amended by striking “and”
23 at the end of paragraph (23), by striking the period at
24 the end of paragraph (24) and inserting “; and”, and by
25 adding at the end thereof the following new paragraph:

1 “(25) to the extent provided in section
2 220(d)(3)(C), in the case of a residence the acquisi-
3 tion of which was made in whole or in part with
4 funds from an individual investment account.”.

5 (g) CLERICAL AMENDMENTS.—

6 (1) The table of sections for part III of sub-
7 chapter B of chapter 1 of such Code is amended by
8 inserting after the item relating to section 121 the
9 following new item:

 “Sec. 121A. Exclusion of gain from sale of principal residence if reinvestment
 in individual investment account.”.

10 (2) The table of sections for part VII of sub-
11 chapter B of chapter 1 of such Code is amended by
12 striking the item relating to section 220 and insert-
13 ing the following:

 “Sec. 220. Individual investment accounts.

 “Sec. 221. Cross reference.”.

14 (3) The table of sections for subchapter B of
15 chapter 68 of such Code is amended by striking the
16 item relating to section 6693 and inserting the
17 following:

 “Sec. 6693. Failure to provide reports on individual retirement accounts or an-
 nuities or on individual investment accounts.”.

18 (h) EFFECTIVE DATE.—The amendments made by
19 this section shall apply to taxable years beginning after
20 December 31, 1991.

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