

20541

9998

Utah Tax Return for Miscellaneous Corporations

 2025
 TC-20MC

For calendar year 2025 or fiscal year (mm/dd/yyyy):

beginning - _____ / _____ and ending - _____ / _____

- Amended Return (code 1-4)
- Mark "X" if you filed federal form 8886

Corporation name

Address

City

State ZIP + 4

Foreign country (if not U.S.)

Telephone number

Employer Identification Number

UT Incorporation/Qualification No.

1 Corporation return type - mark "X" for return type (see instructions):

- Regulated Investment Company
- Homeowners Association
- Real Estate Investment Trust
- Unrelated Business Income

2 Tax - enter the amount calculated on Schedule A (see instructions)

• 2 _____

3 Utah use tax

• 3 _____

4 IRC 965(a) deferred foreign income installment amount

• 4 _____

5 Total tax - add lines 2 through 4

• 5 _____

6 Refundable credits - enter total from Schedule B (attach Schedule B)

• 6 _____

7 Prepayments from Schedule E, line 4 (attach Schedule E)

• 7 _____

8 Amended return only (see instructions)

• 8 _____

9 Total refundable credits and prepayments - add lines 6 through 8

• 9 _____

10 Tax Due - subtract line 9 from line 5 (not less than zero)

• 10 _____

11 Penalties and interest (see instructions)

11 _____

12 Total Due - Pay this amount - add line 10 and line 11

• 12 _____

13 Overpayment - subtract the sum of lines 5 and 11 from line 9 (not less than zero)

• 13 _____

14 Amount of overpayment on line 13 to be applied to next taxable year

• 14 _____

15 Refund - subtract line 14 from line 13

• 15 _____

16 Mark "X" for each quarterly estimated prepayment
meeting an exception (attach documentation):• 1st• 2nd• 3rd• 4th

USTC USE ONLY

Under penalties of perjury, I declare to the best of my knowledge and belief, this return and schedules are true, correct and complete.

SIGN HERE	Signature of officer	Date	Title	"X" if USTC may discuss this return with preparer below: _____
Paid Preparer's Section	Preparer's signature	Date	Preparer's telephone number	Preparer's PTIN _____
	Firm's name and address			Preparer's EIN _____

- 1 Enter the year-end date of the last year for which a federal examination has been completed: _____ / _____ / _____
mm/dd/yyyy

Under separate cover, send a summary and supporting schedules for all federal adjustments and the federal tax liability for each year for which federal exam adjustments have not been reported to the Tax Commission. Include the date of final determination. Send the information to:

Business Taxes and Discovery Division, Utah State Tax Commission, 210 North 1950 West, Salt Lake City, UT 84134-2000

- 2 Enter the year-end dates of years with federal examinations now in progress, and/or final determination of past examinations still pending.

_____ / _____ / _____ / _____ / _____
mm/dd/yyyy mm/dd/yyyy mm/dd/yyyy mm/dd/yyyy

- 3 Enter the year-end dates of years for which extensions for proposing additional assessments of federal tax were agreed to with the Internal Revenue Service.

_____ / _____ / _____ / _____ / _____
mm/dd/yyyy mm/dd/yyyy mm/dd/yyyy mm/dd/yyyy

Note: Utah Code Ann. §59-7-519 extends the Statute of Limitations for tax assessment if federal exam adjustments are not fully reported.

Part 1: Regulated Investment Company

1 Investment company taxable income/loss from federal form 1120-RIC	• 1	_____
2 Municipal interest as determined in IRC Section 852(b)(2)	2	_____
3 Exclusion of net capital gain as determined in IRC Section 852(b)(2)	3	_____
4 Net taxable income/loss - add lines 1 through 3	• 4	_____
5 Deduction for capital gain dividends as defined in IRC Section 852(b)(3)(C)	5	_____
6 Exempt interest dividends as defined in IRC Section 852(b)(5)(A)	6	_____
7 Utah taxable income/loss - subtract the sum of lines 5 and 6 from line 4	• 7	_____
8 Initial tax - multiply line 7 by 4.5% (.045) (not less than zero)	• 8	_____
9 Minimum tax	9	1 0 0 .
10 Tax - enter the greater of line 8 or line 9	• 10	_____

Enter this amount on TC-20MC, line 2

Attach a copy of federal form 1120-RIC to this return.

Part 2: Real Estate Investment Trust

1 REIT taxable income/loss from federal form 1120-REIT	• 1	_____
2 Income taxed for federal purposes under the IRC but not included in line 1 above	2	_____
3 Net operating loss deduction from federal form 1120-REIT	• 3	_____
4 Apportionable income/loss - add lines 1 through 3	• 4	_____
5 Apportionment fraction - enter 1.000000, or TC-20, Schedule J, line 9 or 10, if applicable	5	_____
6 Taxable income/loss - multiply line 4 by decimal on line 5	• 6	_____
7 Utah losses carried forward from prior years (may not exceed 80% of line 6 - attach documentation)	• 7	_____
8 Utah taxable income/loss - subtract line 7 from line 6	• 8	_____
9 Initial tax - multiply line 8 by 4.5% (.045) (not less than zero)	• 9	_____
10 Minimum tax	10	1 0 0 .
11 Tax - enter the greater of line 9 or line 10	• 11	_____

Enter this amount on TC-20MC, line 2.

Attach a copy of federal form 1120-REIT to this return.

Schedule A - Tax Calculation

20544

EIN _____

TC-20MC, Sch. A Pg. 2**2025****Part 3: Homeowners Association with IRC Section 528 Income**

1 **Taxable income/loss** from federal form 1120-H • 1 _____

2 **Tax** - multiply line 1 by 4.5% (.045) (not less than zero) • 2 _____
Enter this amount on TC-20MC, line 2.
Attach a copy of federal form 1120-H to this return.

Part 4: Unincorporated Exempt Organization or Exempt Corporation Having Unrelated Business Income

1 Total unrelated business taxable income/loss from federal form 990-T • 1 _____

2 Apportionment fraction - enter 1.000000, or TC-20, Schedule J, line 9 or 10, if applicable • 2 _____

3 **Utah taxable income/loss** - multiply line 1 by decimal on line 2 • 3 _____

4 **Tax** - multiply line 3 by 4.5% (.045) (not less than zero) • 4 _____
Enter this amount on TC-20MC, line 2
Attach a copy of federal form 990-T to this return.

Part 5: One-day Target Corporation with an IRC Section 338 Election

1 Gain/loss on deemed sale of assets • 1 _____

2 Apportionment fraction (see instructions) • 2 _____

3 Utah apportioned gain/loss - multiply line 1 by decimal on line 2 • 3 _____

4 Utah losses carried forward from prior years (may not exceed 80% of line 3 - attach documentation) • 4 _____

5 **Utah taxable gain/loss** - subtract line 4 from line 3 • 5 _____

6 Initial tax - multiply line 5 by 4.5% (.045) (not less than zero) • 6 _____

7 Minimum tax • 7 1 0 0 .

8 **Tax** - enter the greater of line 6 or line 7 • 8 _____
Enter this amount on TC-20MC, line 2
Attach a copy of the federal return and IRS form 8023 to this return.

Schedule B - Refundable Credits

TC-20MC, Sch. B

2025

Refundable Credits

Enter the two-digit code and the amount of the refundable credit.

Code

- 39 Renewable commercial energy systems
- 43 Pass-through entity withholding
- 46 Mineral production withholding tax credit
- 47 Agricultural off-highway gas/undyed diesel fuel
- 48 Farm operation hand tools

Code **Amount**

- _____
- _____
- _____
- _____
- _____
- _____

Total refundable credits - add all refundable credits**Schedule E - Prepayments of Any Type**

TC-20MC, Sch. E

- 1 Overpayment applied from prior year 1 _____
- 2 Extension prepayment Date: ____ / ____ Check no.: _____ 2 _____
Enter the date and amount of any extension prepayment. If paid by check, enter the check number.
- 3 Other prepayments (attach additional pages if necessary)
Enter the date and amount of any prepayment for the filing period. If paid by check, enter the check number.
 - a Date: ____ / ____ Check no.: _____ 3a _____
 - b Date: ____ / ____ Check no.: _____ 3b _____
 - c Date: ____ / ____ Check no.: _____ 3c _____
 - d Date: ____ / ____ Check no.: _____ 3d _____
- Total of all prepayments - add lines 3a through 3d 3 _____
- 4 Total prepayments - add lines 1 through 3 4 _____
Enter here and on TC-20MC, line 7

Schedule J - Apportionment Schedule**TC-20, Sch. J
2025**

Pg. 1

(use with TC-20, TC-20S,
TC-20MC and TC-65)**Note:** Use this schedule only if the entity does business in Utah and one or more other states and income must be apportioned to Utah.

Briefly describe the nature and location(s) of your Utah business activities:

Apportionable Income Factors**1 Property Factor**

	Column A Inside Utah	Column B Inside and Outside Utah
a Land	• 1a _____	• _____
b Depreciable assets	• 1b _____	• _____
c Inventory and supplies	• 1c _____	• _____
d Rented property	• 1d _____	• _____
e Other allowable property (see instructions)	• 1e _____	• _____
f Total tangible property - add lines 1a through 1e	• 1f _____	• _____

2 Property factor - divide line 1f, Column A, by line 1f, Column B (to six decimal places)

• 2 _____

3 Payroll Factor

a Total wages, salaries, commissions and other compensation	• 3a _____	• _____
4 Payroll factor - divide line 3a, Column A, by line 3a, Column B (to six decimal places)	• 4 _____	• _____

5 Sales Factor

a Total sales (gross receipts less returns and allowances)	• 5a _____	• _____
b Sales delivered or shipped to Utah buyers from outside Utah	• 5b _____	• _____
c Sales delivered or shipped to Utah buyers from within Utah	• 5c _____	• _____
d Sales shipped from Utah to the United States government	• 5d _____	• _____
e Sales shipped from Utah to buyers in states where the corp. has no nexus (corporation not taxable in buyer's state)	• 5e _____	• _____
f Rent and royalty income	• 5f _____	• _____
g Services and other allowable sales (see instructions)	• 5g _____	• _____
h Total sales (add lines 5a through 5g)	• 5h _____	• _____

6 Sales factor - line 5h, Column A, divided by line 5h, Column B (to six decimals)

• 6 _____

Continued on page 2

► 7 All entities - enter your NAICS code here (see instructions)

• 7 _____

Apportionment Fraction

Optional apportionment taxpayers (see instructions) complete Part 1 or Part 2.

Sales factor weighted taxpayers (see instructions) complete Part 2.

Part 1: Equally-Weighted Three Factor Formula (see instructions for those who qualify)

8 Total factors - add lines 2, 4 and 6 8 _____

9 Calculate the Apportionment Fraction to **SIX DECIMALS** • 9 _____
Divide line 8 by 3 (or the number of factors present)

Part 2: Sales Factor Formula (see instructions for those who qualify)

10 Apportionment Fraction - enter the six-decimal sales factor from line 6 • 10 _____

Enter the fraction from line 9 or line 10, above, as follows:

TC-20 filers: Enter on TC-20, Schedule A, line 12

TC-20S filers: Enter on TC-20S, Schedule A, line 12

TC-20MC filers: Enter on TC-20MC, Schedule A, where indicated

TC-65 filers: Enter on TC-65, Schedule A, line 15