

Worksheet for Determining Whether Conference Room Rental Income is Subject to UBIT

Income-Producing Activity	Subject to UBIT	Exempt from UBIT
Renting Conference Rooms for events that are educational in nature		Exempt as substantially related to GW's exempt purposes
Renting Conference Rooms for events that GW sponsors		Exempt as primarily for the convenience of students, faculty, and staff
Renting Conference Rooms for events that involve the formal training of students		Exempt as substantially related to GW's exempt purposes
Renting event space without services (or that only include basic security and janitorial-type services) and without personal property		Exempt as rental income
Renting event space with services other than basic security and janitorial-type services	Subject to UBIT because the services are rendered primarily for the convenience of the occupant	
Renting tangible personal property such as projectors, easels, tables, etc. with event space	If rents attributable to personal property exceed 10% of the total rents, then only the rents attributable to the personal property are subject to UBIT. If more than 50% of the total rents are attributable to personal property, then all rents are subject to UBIT.	All rents are exempt if rents attributable to personal property are "incidental" (10% or less). Rents from the event space are exempt if rents attributable to personal property are within 11% - 50% of total rents.