

Section [1274](#)--Determination of Issue Price in the Case of Certain Debt Instruments Issued for Property

(Also Sections [42](#), [280G](#), [382](#), [467](#), [468](#), [482](#), [483](#), [1288](#), [7520](#), [7872](#))

Rev. Rul. [2021-4](#)

This revenue ruling provides various prescribed rates for federal income tax purposes for February 2021 (the current month). Table 1 contains the short-term, mid-term, and long-term applicable federal rates (AFR) for the current month for purposes of section [1274\(d\)](#) of the Internal Revenue Code. Table 2 contains the short-term, mid-term, and long-term adjusted applicable federal rates (adjusted AFR) for the current month for purposes of section [1288\(b\)](#). Table 3 sets forth the adjusted federal long-term rate and the long-term tax-exempt rate described in section [382\(f\)](#). Table 4 contains the appropriate percentages for determining the low-income housing credit described in section [42\(b\)\(1\)](#) for buildings placed in service during the current month. However, under section [42\(b\)\(2\)](#), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, shall not be less than 9%. Finally, Table 5 contains the federal rate for determining the present value of an annuity, an interest for life or for a term of years, or a remainder or a reversionary interest for purposes of section [7520](#).

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REV. RUL. [2021-4](#) TABLE 1

## Applicable Federal Rates (AFR) for February 2021

	<u>Annual</u>	<u>Period for Compounding</u>		<u>Monthly</u>
		<u>Semiannual</u>	<u>Quarterly</u>	
<u>Short-term</u>				
AFR	0.12%	0.12%	0.12%	0.12%
110% AFR	0.13%	0.13%	0.13%	0.13%
120% AFR	0.14%	0.14%	0.14%	0.14%
130% AFR	0.16%	0.16%	0.16%	0.16%
<u>Mid-term</u>				
AFR	0.56%	0.56%	0.56%	0.56%
110% AFR	0.62%	0.62%	0.62%	0.62%
120% AFR	0.67%	0.67%	0.67%	0.67%
130% AFR	0.73%	0.73%	0.73%	0.73%
150% AFR	0.84%	0.84%	0.84%	0.84%
175% AFR	0.98%	0.98%	0.98%	0.98%
<u>Long-term</u>				
AFR	1.46%	1.45%	1.45%	1.45%
110% AFR	1.61%	1.60%	1.60%	1.59%
120% AFR	1.75%	1.74%	1.74%	1.73%
130% AFR	1.90%	1.89%	1.89%	1.88%

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REV. RUL. 2021-4 TABLE 2

## Adjusted AFR for February 2021

	<u>Period for Compounding</u>			
	<u>Annual</u>	<u>Semiannual</u>	<u>Quarterly</u>	<u>Monthly</u>
Short-term adjusted AFR	0.09%	0.09%	0.09%	0.09%
Mid-term adjusted AFR	0.43%	0.43%	0.43%	0.43%
Long-term adjusted AFR	1.10%	1.10%	1.10%	1.10%

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## REV. RUL. 2021-4 TABLE 3

## Rates Under Section 382 for February 2021

Adjusted federal long-term rate for the current month	1.10%
Long-term tax-exempt rate for ownership changes during the current month (the highest of the adjusted federal long-term rates for the current month and the prior two months.)	1.10%

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## REV. RUL. 2021-4 TABLE 4

## Appropriate Percentages Under Section 42(b)(1) for February 2021

Note: Under section 42(b)(2), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, shall not be less than 9%.

Appropriate percentage for the 70% present value low-income housing credit	7.23%
Appropriate percentage for the 30% present value low-income housing credit	3.10%

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## REV. RUL. 2021-4 TABLE 5

## Rate Under Section 7520 for February 2021

Applicable federal rate for determining the present value of an annuity, an interest for life or a term of years, or a remainder or reversionary interest .6%