NYC Department of Finance - 5UB

PARTNERSHIP DECLARATION OF ESTIMATED UNINCORPORATED BUSINESS TAX

2026

For CALENDAR YEAR 2026 or FISCAL YEAR beginning ________________ , _______ and ending _________________ , ________

PRINT OR TYPE

Business name		Name Change ☐	Employer Identification Number **Please enter entire 9-digit EIN.**
In Care of			
Business address (number and street)		Address Change ☐	
City and State	Zip Code	Country (if not US)	Business Code Number as per Federal Return
Business Telephone Number	Taxpayer's Email Address		

		Payment Amount
A. **Payment**	Amount included with form - Make payable to: *NYC Department of Finance*....A.	
1.	Estimate of 2026 tax.....1.	
2.	Amount to be paid with this declaration (Payable to: NYC DEPARTMENT OF FINANCE).....2.	

Signature of taxpayer: ______________________ Title: ____________________ Date: ________________

To receive proper credit, you must enter your correct Employer Identification Number on your declaration and remittance.

DETACH ON DOTTED LINE & MAIL UPPER PORTION. RETAIN LOWER PORTION FOR YOUR RECORDS

ESTIMATED TAX WORKSHEET

KEEP THIS PORTION FOR YOUR RECORDS

1. Net income from business expected in 2026 *(see instructions)*..... 1.
2. Exemption *(see instructions)*..... 2.
3. Line 1 less line 2 (estimated taxable business income)..... 3.
4. Tax - enter 4% of line 3 *(see instructions)*..... 4.

5a. Business Tax Credit (✔) *(Check applicable box below and enter credit amount)*

☐ Tax on line 4 is $3,400 or less. Your credit is the entire amount of tax on line 4.

☐ Tax on line 4 is $5,400 or over. No credit is allowed. Enter "0".

☐ Tax on line 4 is over $3,400 but less than $5,400, use formula for credit amount:

Tax on line 4 x ($5,400 minus tax on line 4) / $2,000 ..... 5a.

5b. Other credits *(see instructions)*..... 5b.

5c. Total credits (add lines 5a and 5b)..... 5c.

6. Estimated 2026 Unincorporated Business Tax (line 4 less line 5c)
Enter here, on line 7b, and on line 1 of declaration above..... 6.

7a. Partnership's 2025 Unincorporated Business Tax **7a.** ________ **7b.** Estimate of 2026 tax from line 6.....7b.

COMPUTATION OF INSTALLMENT - (✔) *Check proper box below and enter amount indicated. Fiscal year taxpayers see instructions.*

8. *If this declaration is due on:*
☐ April 15, 2026, enter 1/4 of line 7b ☐ Sept. 15, 2026, enter 1/2 of line 7b
☐ June 15, 2026, enter 1/3 of line 7b ☐ Jan. 15, 2027, enter amount of line 7b..... 8.

9. Enter amount of overpayment on 2025 return which you elected to have applied as a credit against 2026 estimated tax. 9.

10. Amount to be paid with this declaration (line 8 less line 9) (Payable to: *NYC DEPARTMENT OF FINANCE*). 10.

Make remittance payable to the order of:
NYC DEPARTMENT OF FINANCE

Payment must be made in U.S. dollars, drawn on a U.S. bank.

MAILING INSTRUCTIONS

MAIL YOUR DECLARATION FORM TO:
NYC DEPARTMENT OF FINANCE
UNINCORPORATED BUSINESS TAX
P. O. BOX 3923
NEW YORK, NY 10008-3923

NOTE
If any due date falls on Saturday, Sunday or legal holiday, filing will be timely if made by the next day which is not a Saturday, Sunday or holiday.

PURPOSE OF DECLARATION
This declaration form provides a means of paying Unincorporated Business Tax on a current basis for partnerships, joint ventures and similar entities (other than individuals, estates and trusts) engaged in carrying on an unincorporated business or profession, as defined in Section 11-502 of the Administrative Code. Individuals, estates and trusts use Form NYC-5UBTI for filing their declarations.

Every unincorporated business must file an income tax return after the close of its taxable year and pay any balance of tax due. If the tax has been overpaid, adjustment will be made only after the return has been filed.

WHO MUST MAKE A DECLARATION
A 2025 declaration must be made by every partnership carrying on an unincorporated business or profession in New York City if its estimated tax (line 6 of tax computation schedule) can reasonably be expected to exceed $3,400 for the calendar year 2026 (or, in the case of a fiscal year taxpayer, for the partnership fiscal year beginning in 2026).

WHEN AND WHERE TO FILE DECLARATION
You must file the declaration for the calendar year 2026 on or before April 15, 2026, or on the applicable later dates specified in these instructions.

Mail your declaration form with or without remittance to:

NYC Department of Finance
Unincorporated Business Tax
P. O. Box 3923
New York, NY 10008-3923

Fiscal year taxpayers, read instructions opposite regarding filing dates.

HOW TO ESTIMATE UNINCORPORATED BUSINESS TAX
The worksheet on the front of this form will help you in estimating the tax for 2026.

LINE 1 -
The term “net income from business expected in 2026” means the amount the partnership estimates to be its income for 2026 computed before the specific exemption. Refer to Schedule A, line 14 of the 2025 Partnership Return (Form NYC-204) and related instructions.

LINE 2 - EXEMPTION
The amount of the allowable exemption may be determined by referring to the instructions for the 2025 Form NYC-204, Schedule A, line 15.

LINE 4 - UNINCORPORATED BUSINESS TAX
If you expect to receive a refund or credit in 2026 of any sales or compensating use tax for which a credit was claimed in a prior year under Administrative Code Section 11-503 (k) (sales and use tax credit), the amount of the estimated refund or credit must be added to the tax shown on line 4 of the tax computation schedule.

LINE 5b - OTHER CREDITS
Enter on line 5b the amount estimated to be the sum of any credits allowable for 2026 under Administrative Code Sections 11-503(e) (Real Estate Tax Escalation Credit), 11-503(f) (Employment Opportunity Relocation Costs Credit), 11-503(i) (Relocation and Employment Assistance Program (REAP) Credit), 11-503(j) (UBT Paid Credit), 11-503(l) (Lower Manhattan REAP Credit), 11-503(n) (Industrial Business Zone Credit), 11-503(p) (Beer Production Credit), 11-503(q) (Child Care Credit) and 11-503(o) (Biotechnology Credit) and 11-503(r) (Relocation Assistance Credit per Employee (RACE) Credit). (For additional details concerning these credits, refer to instructions for Forms NYC-114.5, NYC-114.6, NYC-114.7, NYC-114.8, NYC-114.10 and NYC-114.12 and NYC-114.13.)

Make remittance payable to *NYC DEPARTMENT OF FINANCE*. All remittances must be payable in U.S. dollars drawn on a U.S. bank. Checks drawn on foreign banks will be rejected and returned. A separate check for the declaration will expedite processing of the payment.

AMENDED DECLARATION
If, after a declaration is filed, the estimated tax increases or decreases because of a change in income, deductions, or allocation, you should file an amended declaration on or before the next date for payment of an installment of estimated tax.

CHARGE FOR UNDERPAYMENT OF INSTALLMENTS OF ESTIMATED TAX
A charge is imposed for underpayment of an installment of estimated tax for 2026. For information regarding interest rates, call 311. If calling from outside of the five NYC boroughs, please call 212-NEW-YORK (212-639-9675). The Administrative Code follows provisions similar to the Internal Revenue Code with respect to underpayments of estimated tax. Form NYC-221 may be used to determine if any charge for underpayment is due or if any exceptions apply. If it appears that there was an underpayment of any installment of estimated tax, a completed copy of Form NYC-221 may be attached to the return explaining why an additional charge should not be made.

PENALTIES
The law imposes penalties for failure to make a declaration or pay estimated tax due or for making a false or fraudulent declaration or certification.

FISCAL YEAR TAXPAYERS
In the case of a partnership that files its Unincorporated Business Tax Return on a fiscal year basis, substitute the corresponding fiscal year months for the months specified in the instructions. For example, if the fiscal year begins on April 1, 2026, the Declaration of Estimated Unincorporated Business Tax will be due on July 15, 2026, together with payment of first quarter estimated tax. In this case, equal installments will be due on or before September 15, 2026, December 15, 2026, and April 15, 2027.

CHANGES IN INCOME
Even though on April 15, 2026, a partnership does not expect its unincorporated business tax to exceed $3,400, a change in income, allocation or exemption may require that a declaration be filed later. In this event the requirements are as follows:

IF REQUIREMENT FOR FILING OCCURS		FILE DECLARATION BY:	AMOUNT OF ESTIMATED TAX DUE	INSTALLMENT PAYMENT DATES
AFTER:	BUT BEFORE:			
April 1, 2026	June 1, 2026	June 15, 2026	1/3	(1) June 15, 2026 (2) Sept. 15, 2026 (3) Jan. 15, 2027
June 1, 2026	Sept. 1, 2026	Sept. 15, 2026	1/2	(1) Sept. 15, 2026 (2) Jan. 15, 2027
Sept. 1, 2026	Jan. 4, 2027	Jan. 15, 2027	100%	None

If the partnership files its 2026 Unincorporated Business Tax Return by February 16, 2027, and pays the full balance of tax due, it need not: *(a)* file an amended declaration or an original declaration otherwise due for the first time on January 15, 2027, or *(b)* pay the last installment of estimated tax otherwise due and payable on January 15, 2027.

CAUTION
An extension of time to file your federal tax return or New York State partnership information return does NOT extend the filing date of your New York City tax return.

NOTE
Filing a declaration or an amended declaration, or payment of the last installment on January 15, 2027, or filing a tax return by February 16, 2027, will not satisfy the filing requirements if the partnership failed to file or pay an estimated tax which was due earlier in the taxable year.

ELECTRONIC FILING
Note: Register for electronic filing. It is an easy, secure and convenient was to file a declaration and an extension and pay taxes on-line.

For more information log on to **NYC.gov/eservices**.

To receive proper credit, you must enter your correct Employer Identification Number on your declaration and remittance.